

CITY OF MINNEAPOLIS

City Council Study Session: Housing Stability

August 3, 2017



Agenda

- Introduction of study session (Council Member Lisa Bender)
- Introduction of presentation content and attending staff (Andrea Brennan)
- Minneapolis housing trends (Michael Peterson)
- Historical narrative and housing supply (Brian Schaffer)
- Addendum to the 2014 Analysis of Impediments to Affirmatively Furthering Fair Housing (Andrea Brennan)
 - Background
 - Summary of findings
 - Recommendations and status
- Discussion



Staff

- Andrea Brennan, CPED Housing
- Shelley Roe, City Attorney Office
- Matt Bower, Intergovernmental Relations
- Noah Schuchman, Regulatory Services
- Jason Wittenberg, CPED Development Services
- Erik Nilsson, City Attorney Office
- Brian Schaffer, CPED Long Range Planning
- Michael Peterson, CPED Housing
- Danielle Shelton Walczak, Civil Rights
- Zoe Thiel, Coordinator's Office



Housing Trends

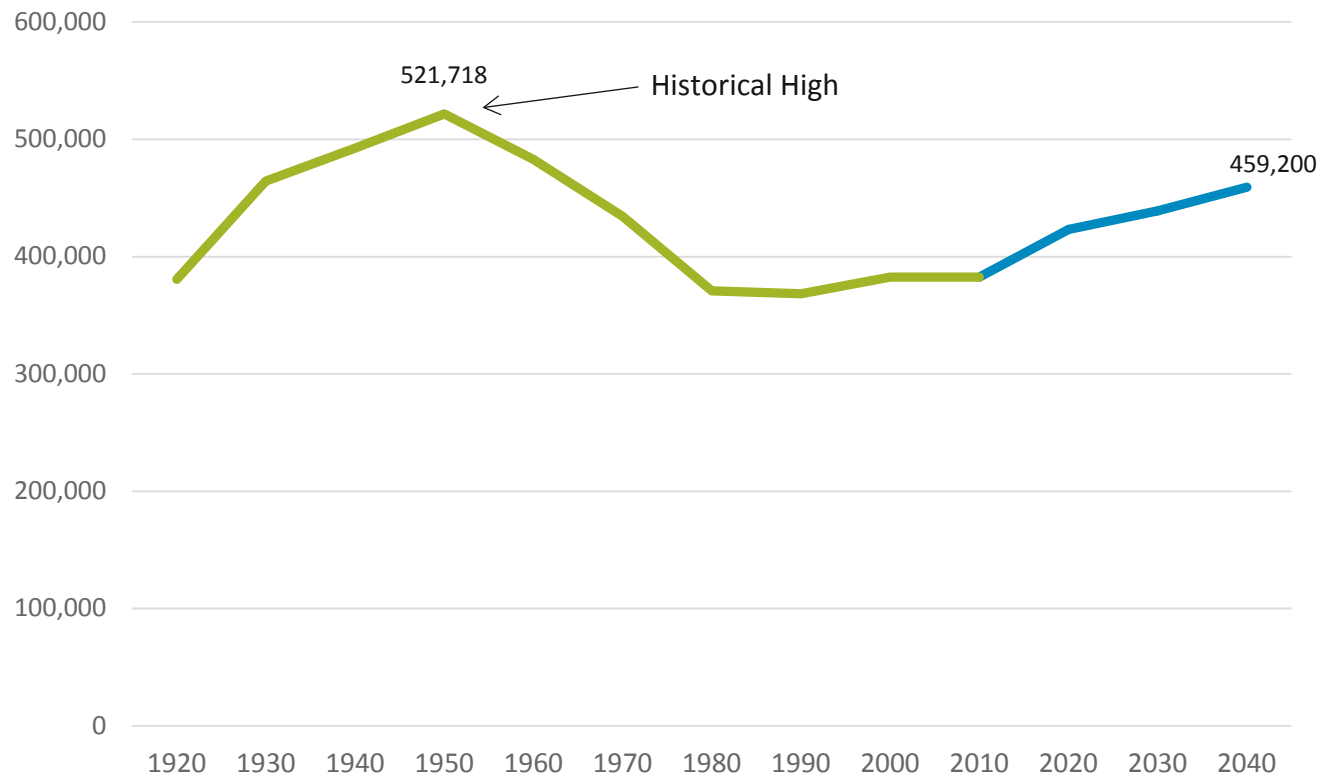
1. We are growing faster than we have since 1950
2. Our population of color is growing faster than the population as a whole
3. For a growing number of low income residents, incomes are not keeping pace with housing cost increases, especially for people of color
4. We are now a majority renter population
5. We have less affordable housing than we did 15 years ago, and production is not keeping pace with loss
6. Racial disparities persist in all aspects of housing
7. Geographic patterns of income and racial disparities are influenced by past discriminatory policy

...These are regional and national trends

Minneapolis Population

2016 Population Estimate: **419,952**

Total Population for Minneapolis, 1920-2010;
Projected Population for Minneapolis, 2020-2040

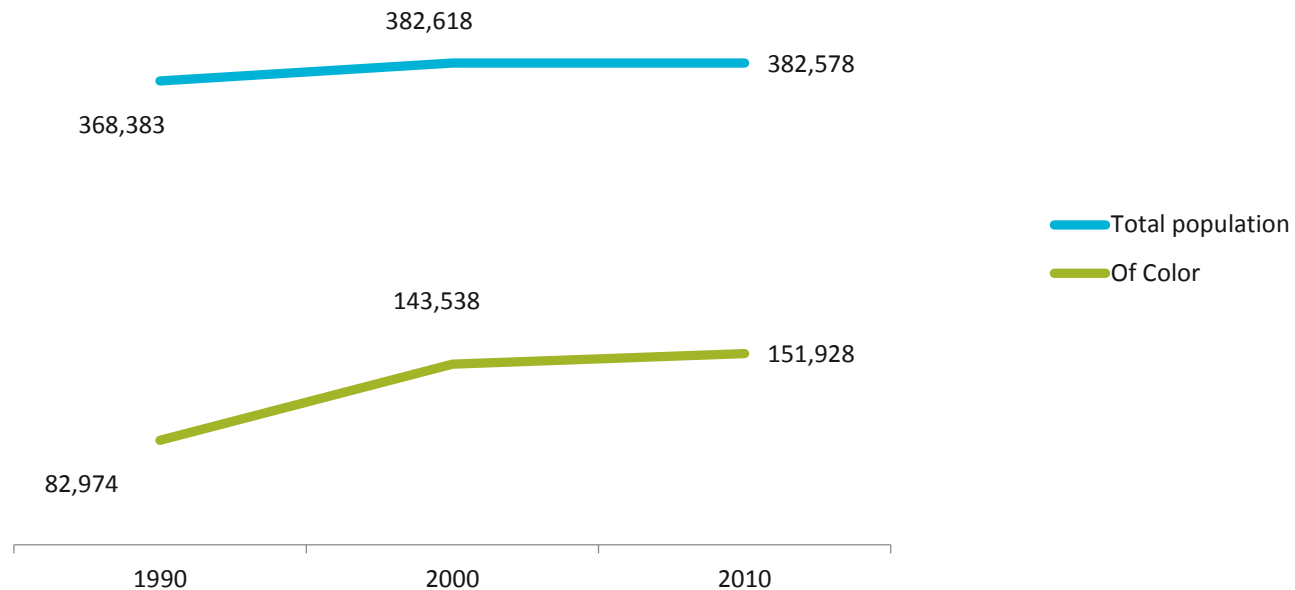


Source: U.S. Census Bureau, Metropolitan Council

Population by Race

- The city's population of Color has grown at a faster rate than the population as a whole
- In 1990, around 2 in 10 residents indicated a race other than White, non-Hispanic. As of 2010 this number had increased to 4 in 10, and is projected to grow

Total Population and Population of Color, Minneapolis 2000 - 2010

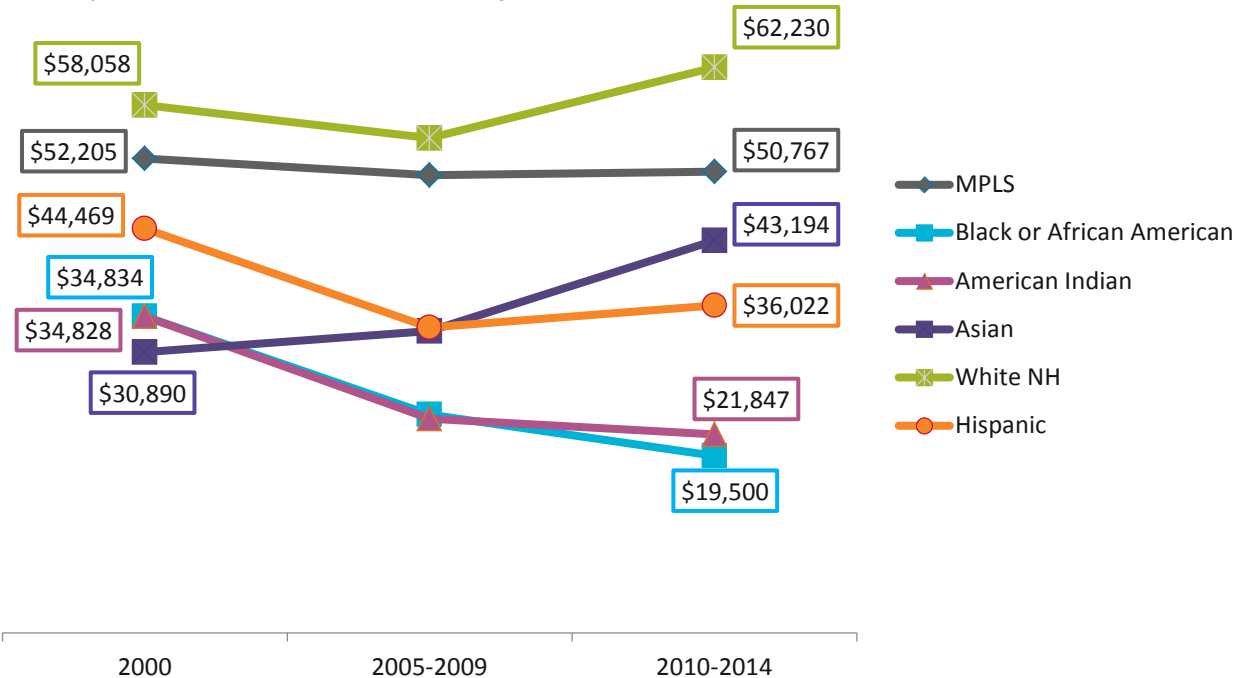


Source: U.S. Census Bureau, Decennial Census

Household Income

- Household income in Minneapolis is slightly down from 2000, and unchanged from 2005-2009
- Since 2005-2009, Asian and White non-Hispanic households saw statistically significant increases in income
- Income for Black households saw real decreases of nearly 20% across the two five-year time periods

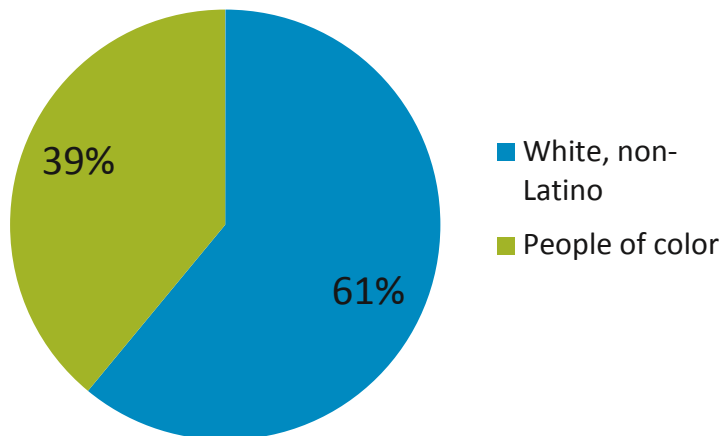
Median Household Income for Selected Racial Groups
Minneapolis 2000-2014 (2014 inflation-adjusted dollars)



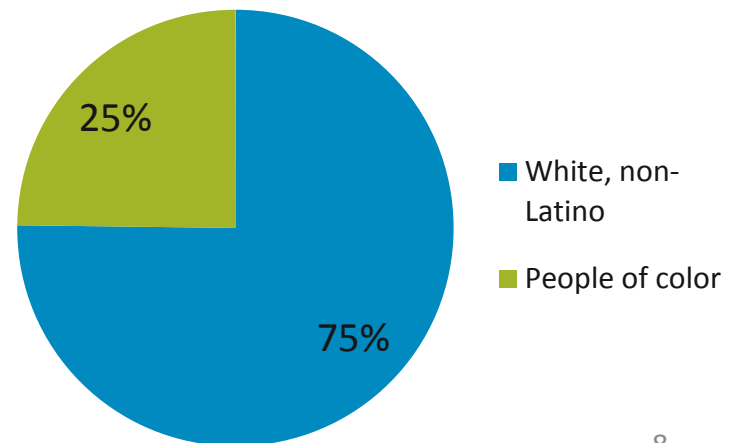
Minneapolis and Regional Demographics

	Minneapolis	Region
Population	419,952	3,041,526
Median Household Income	\$50,767	\$85,800
% of households at or below poverty	22.6%	11.1%

Minneapolis



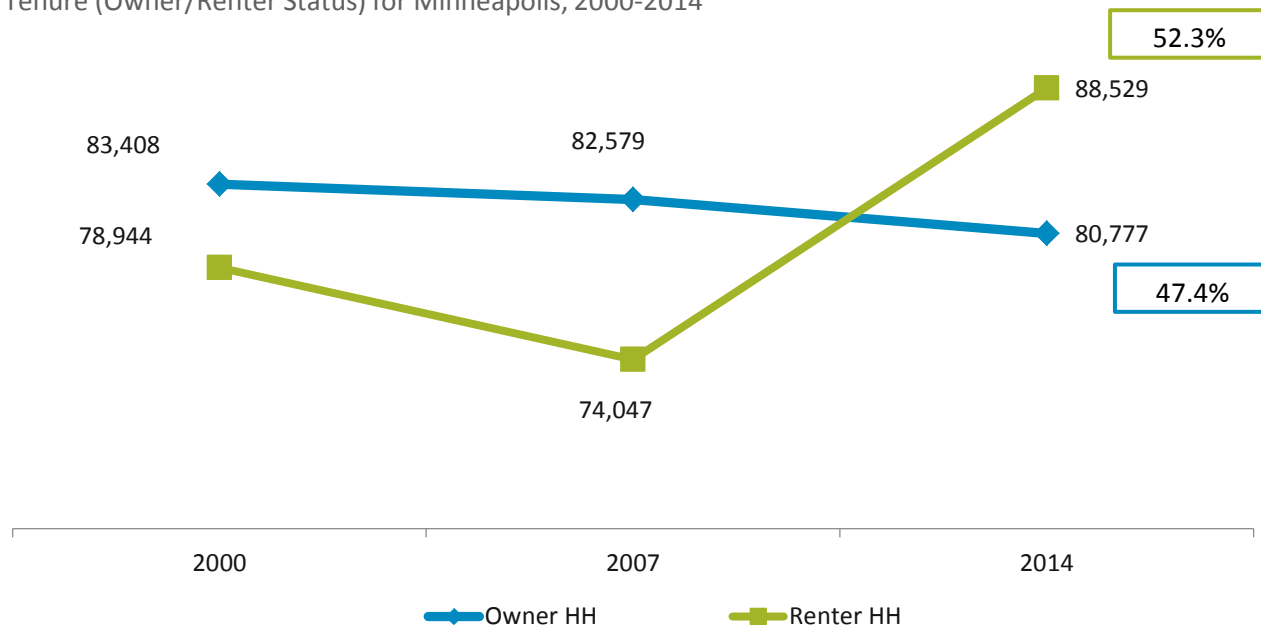
Twin Cities



Shifts in Owner/Renter Status

- Across 1970-1990, renters represented a slight majority of occupied housing units
- Across 2000-2009, owners represented the majority of occupied housing units, reversing a decades-long trend
- Renter occupied units have had the larger share since 2010, and renter households are growing faster than owner households

Tenure (Owner/Renter Status) for Minneapolis, 2000-2014



Source: U.S. Census Bureau, American Community Survey 1-year estimates

Owner/Renter Status by Race

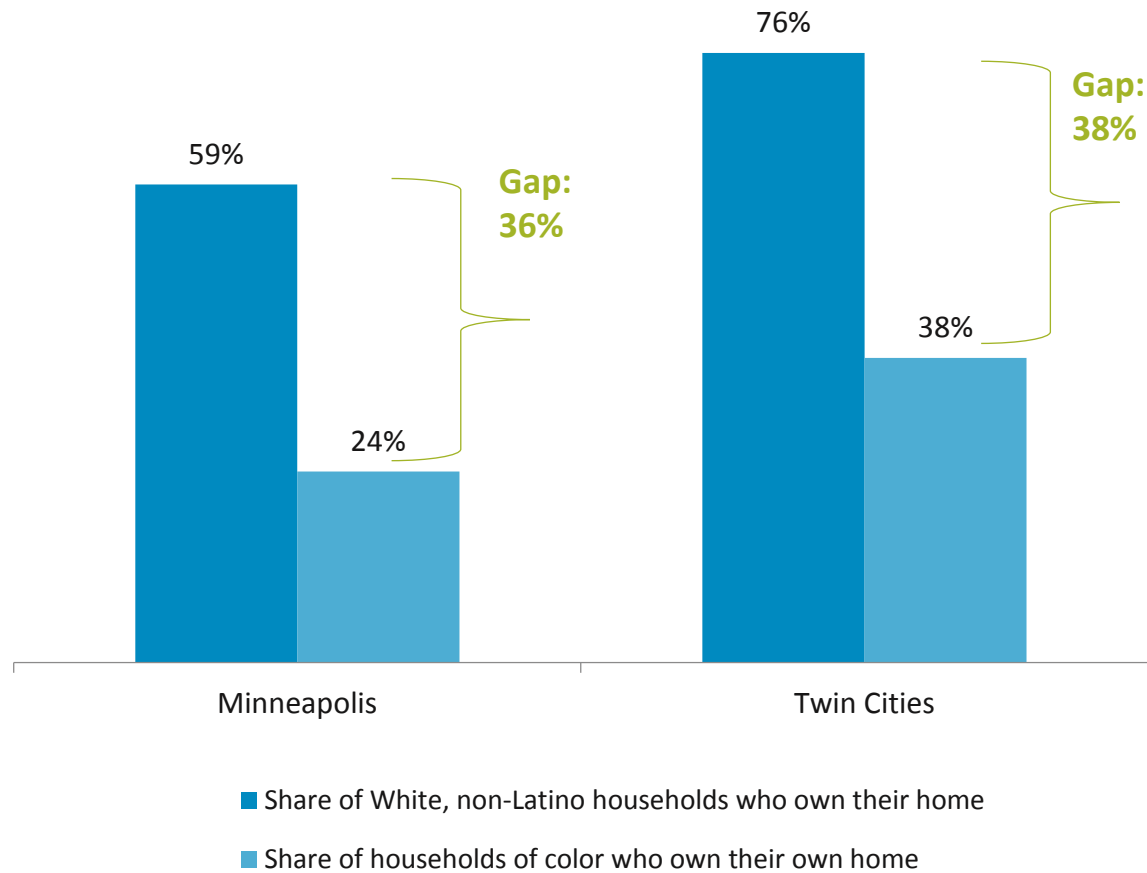
- Home-owners are disproportionately White
- White households are the only households in which the majority are owner-occupied
- There are more than 85,000 renter households in Minneapolis – nearly 40,000 are headed by a person of Color

Owner/Renter Status by Racial Group for Minneapolis, 2010-2014



Source: U.S. Census Bureau, American Community Survey 5-year estimates

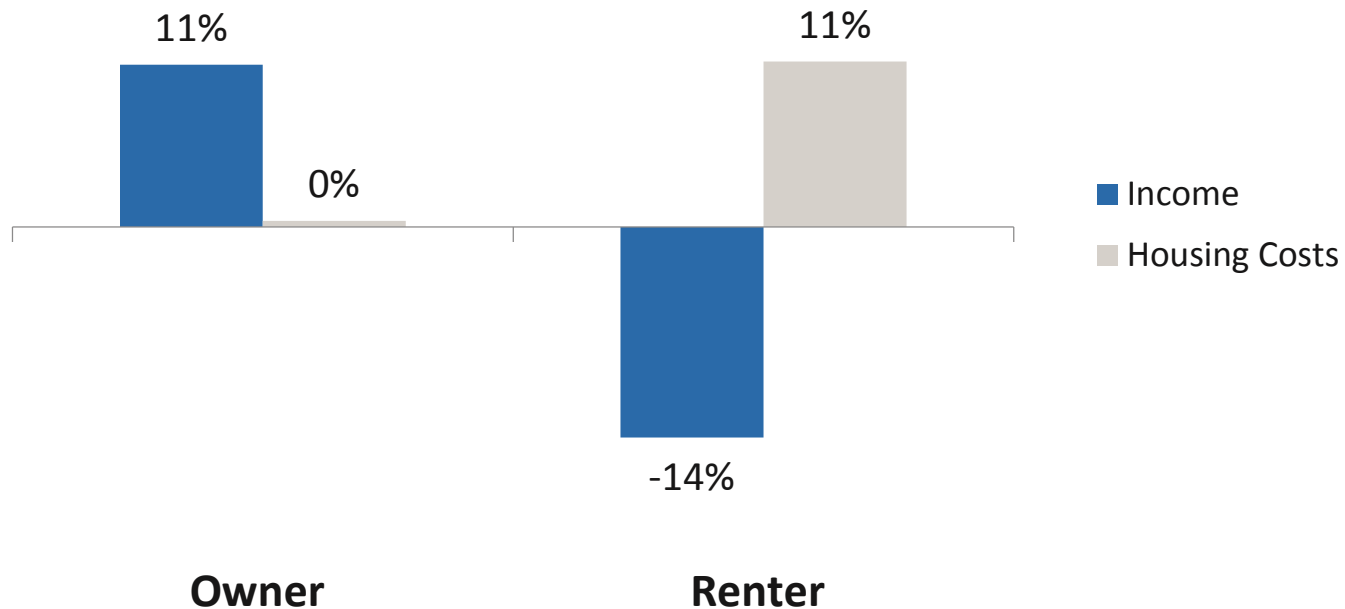
Homeownership Gap



Changes in Household Incomes and Costs

- Owner households as a group are largely better off than in 2000, with increasing incomes and stabilized housing costs
- Compared with those who were renting in 2000, today's renters face reduced incomes and increasing rents

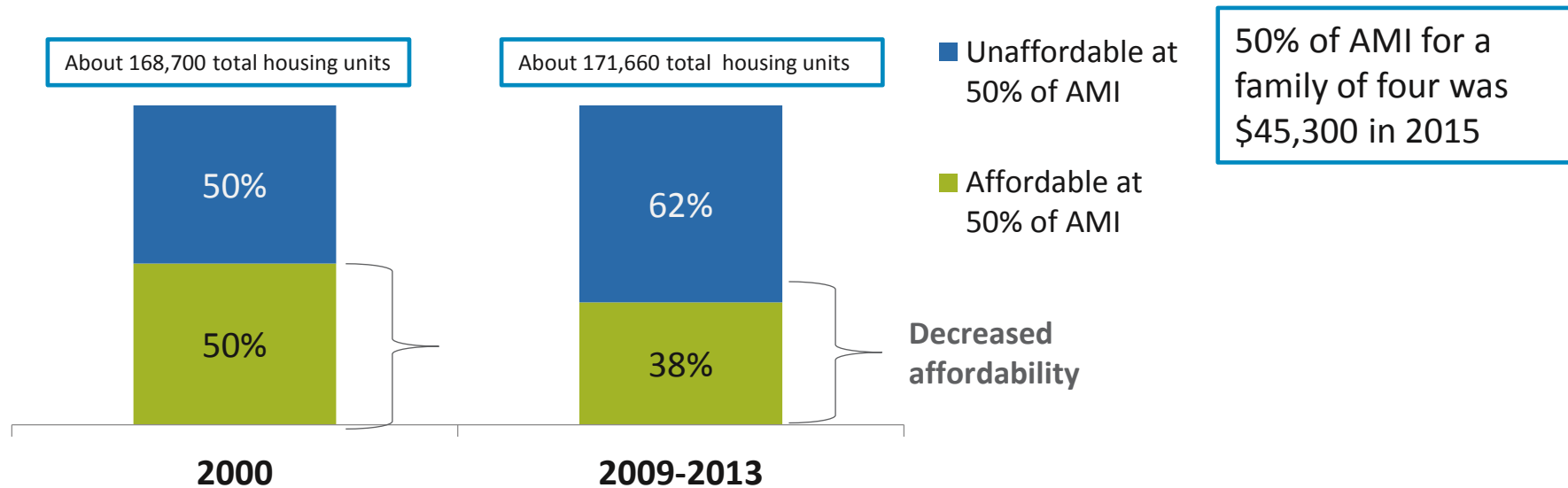
% Change in Median Income and Median Housing Costs by Owner/Renter Status, Minneapolis, 2000 - 2014



Source: U.S. Census Bureau, American Community Survey 1-year estimates

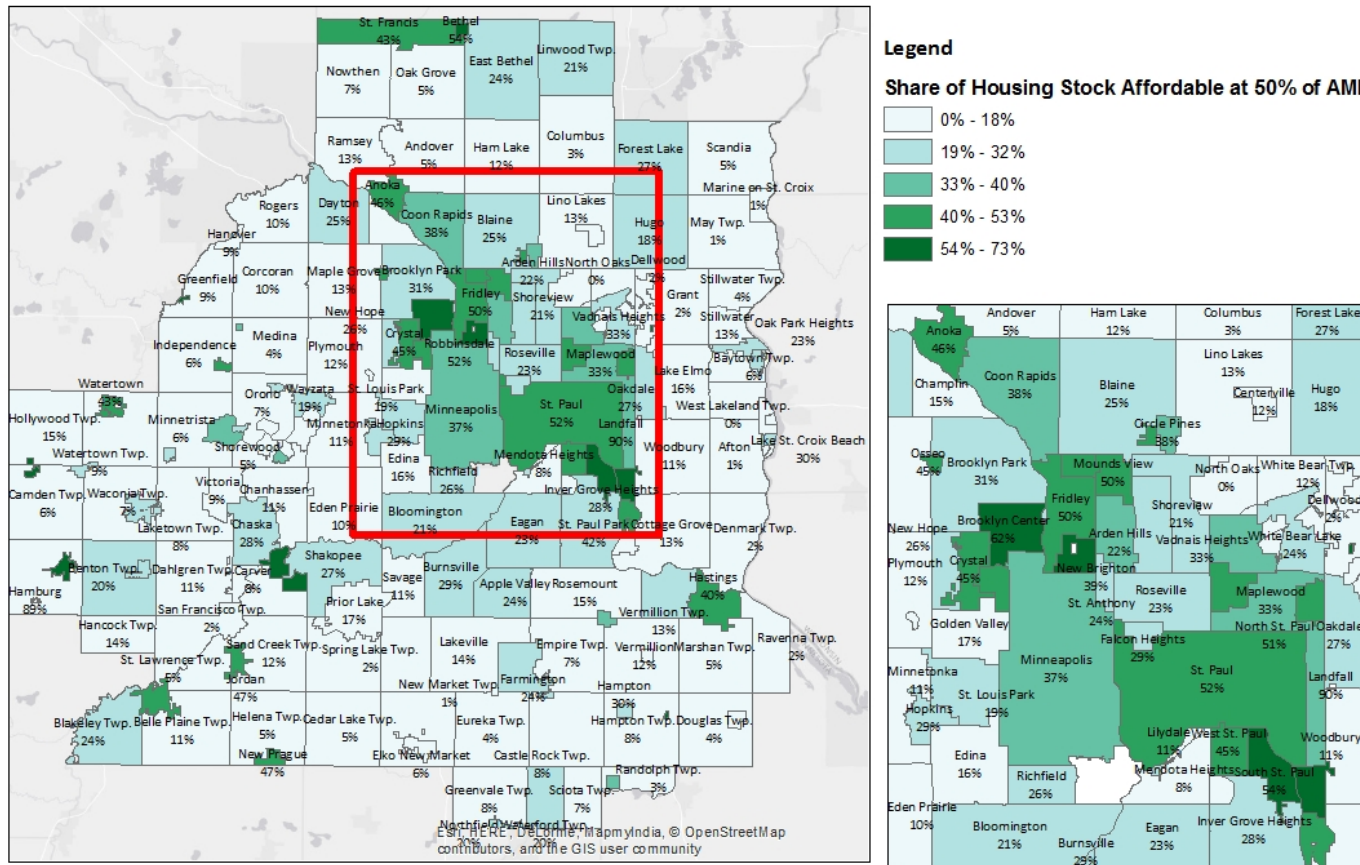
Affordability of Housing Units

Share of Housing Stock (Owner & Renter) Affordable at 50% of AMI



- Despite the City producing or preserving 8,900 housing units affordable at 50% of AMI, units affordable at that income level have decreased dramatically.
- There were around 8,000 fewer rental units affordable at 50% of AMI across 2009-2013 compared with 2000.
- Met Council estimates that by 2014 this loss grew to 11,500 rentals affordable at 50% of AMI.

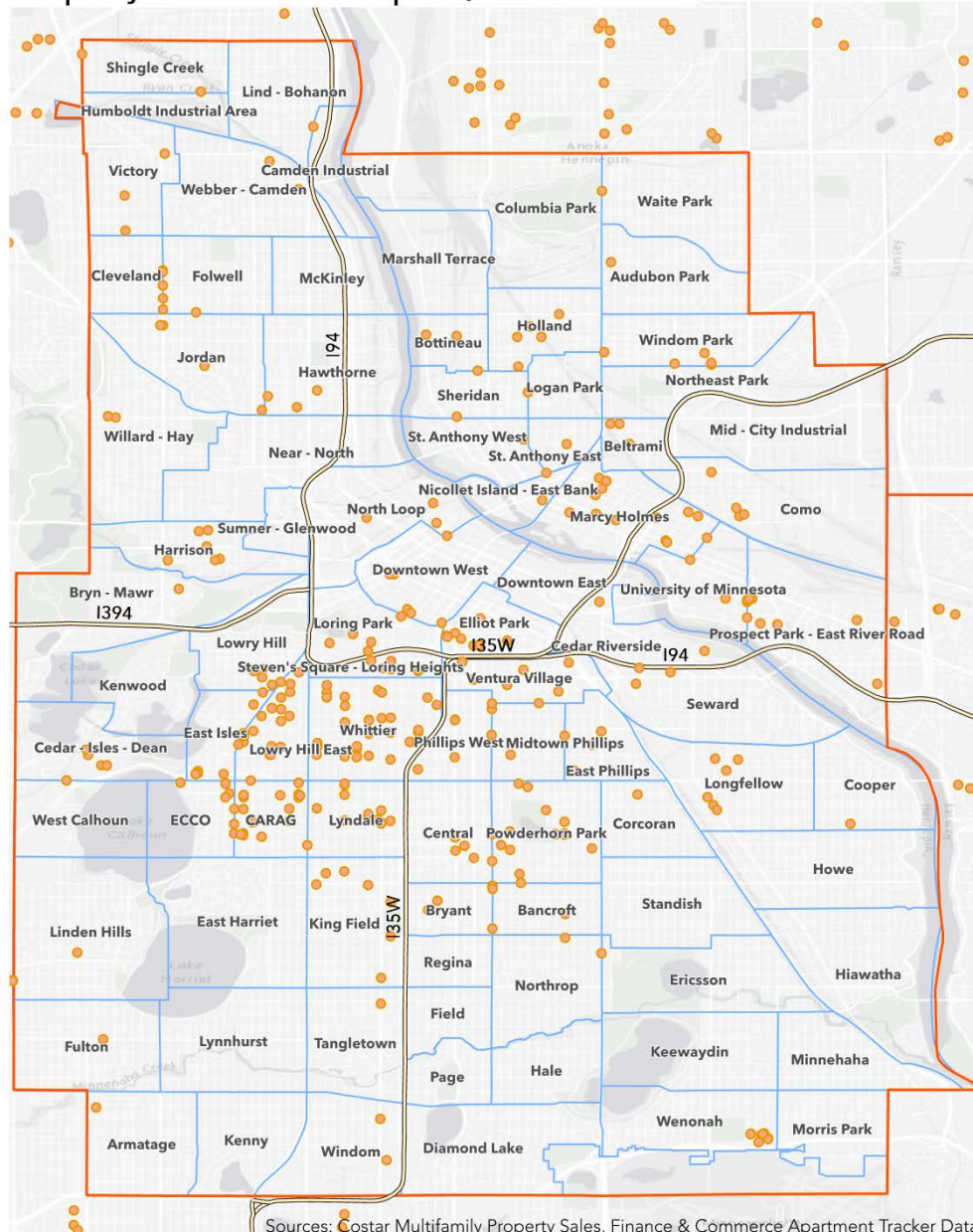
Metro Housing Affordability



Source: Metropolitan Council Housing Affordability Estimates, 2011-2015

Property Sales

Property Sales in Minneapolis, 2010 to 2015



Sources: Costar Multifamily Property Sales, Finance & Commerce Apartment Tracker Data

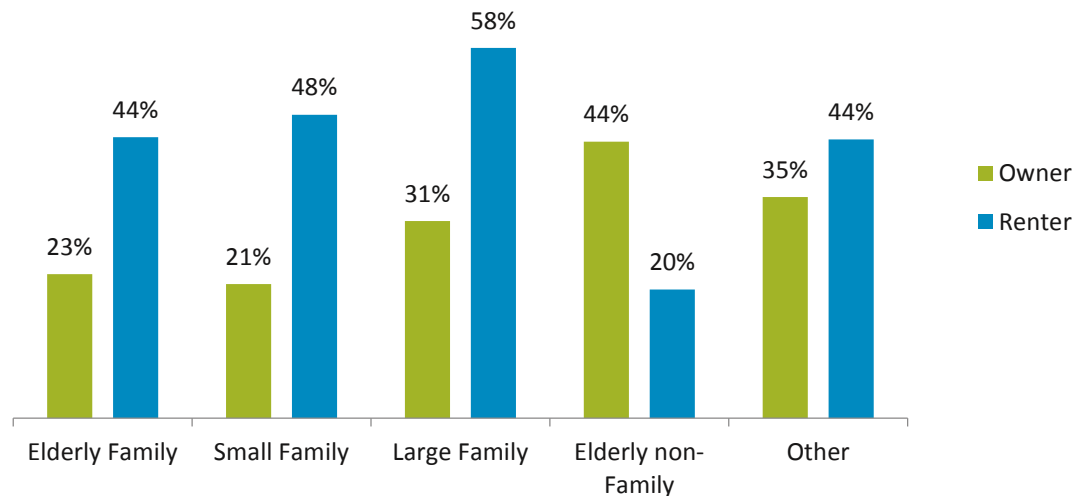
Cost Burdened Households

- A household is:
 - **Cost burdened** if 30% or more of household income is spent on housing.
 - **Severely cost burdened** if 50% or more of household income is spent on housing.
- Nearly half of Minneapolis renters are cost burdened, and the majority are severely cost burdened
- Renters represent about 3 out of 4 cost burdened and severely cost burdened households



Cost Burdened Households

Share of each household type that is cost burdened by owner/renter status
Minneapolis, 2009-2013

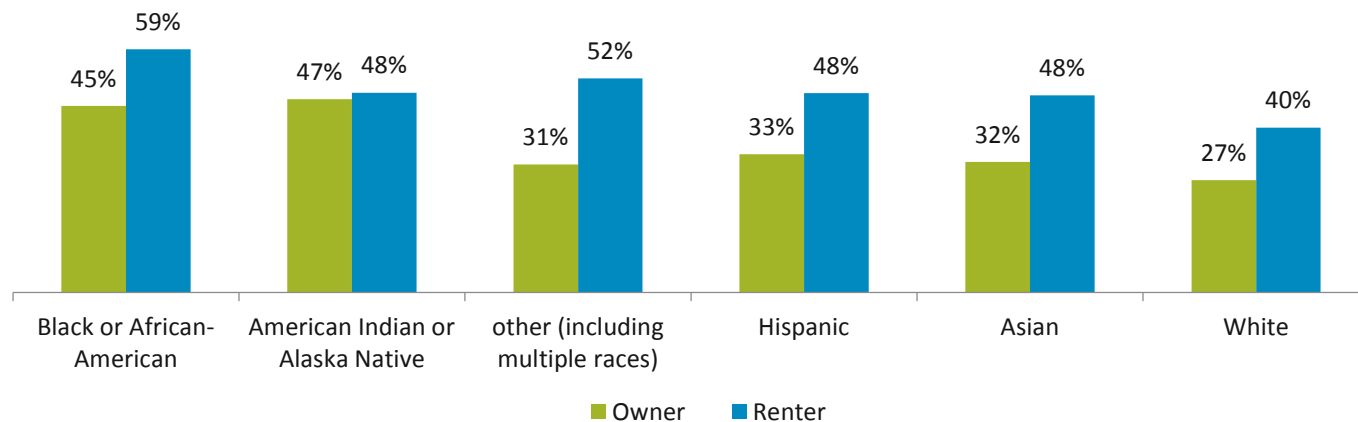


- **Elderly family** = 2 persons with either or both being age 62+
- **Small family** = 2 persons, neither age 62+
- **Large family** = 5+ persons
- **Elderly non-family** = 1 person age 62+ or two or more unrelated people age 62+
- **Other** = non family and non elderly

- Small and elderly families who own are far less likely to be cost burdened
- Elderly non family households are the only group for which owners are more likely to be cost-burdened than renters
- 66% of non-family households are renters, compared with 36% of family households

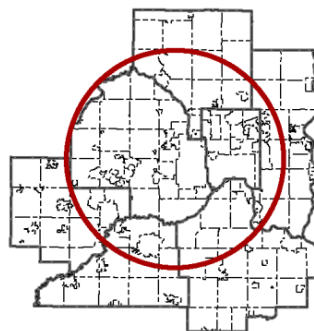
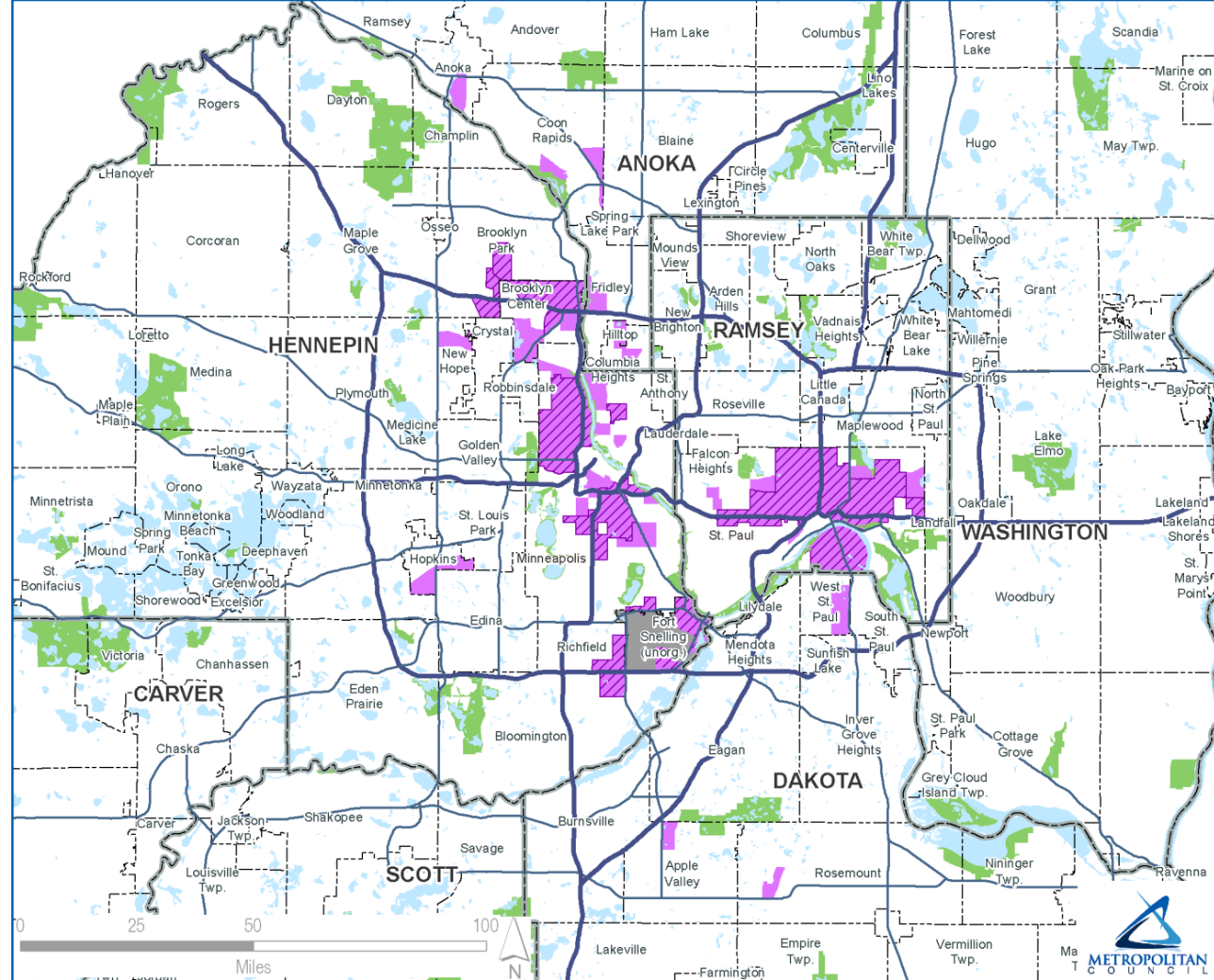
Cost Burdened Households

Share of racial group that is cost burdened by owner renter status
Minneapolis, 2009-2013



- Home ownership reduces the likelihood of cost burden for most groups
- However disparities remain - 45% of Black owners are cost burdened compared with 27% of White owners
- About 1 in 2 American Indian households are cost burdened regardless of tenure

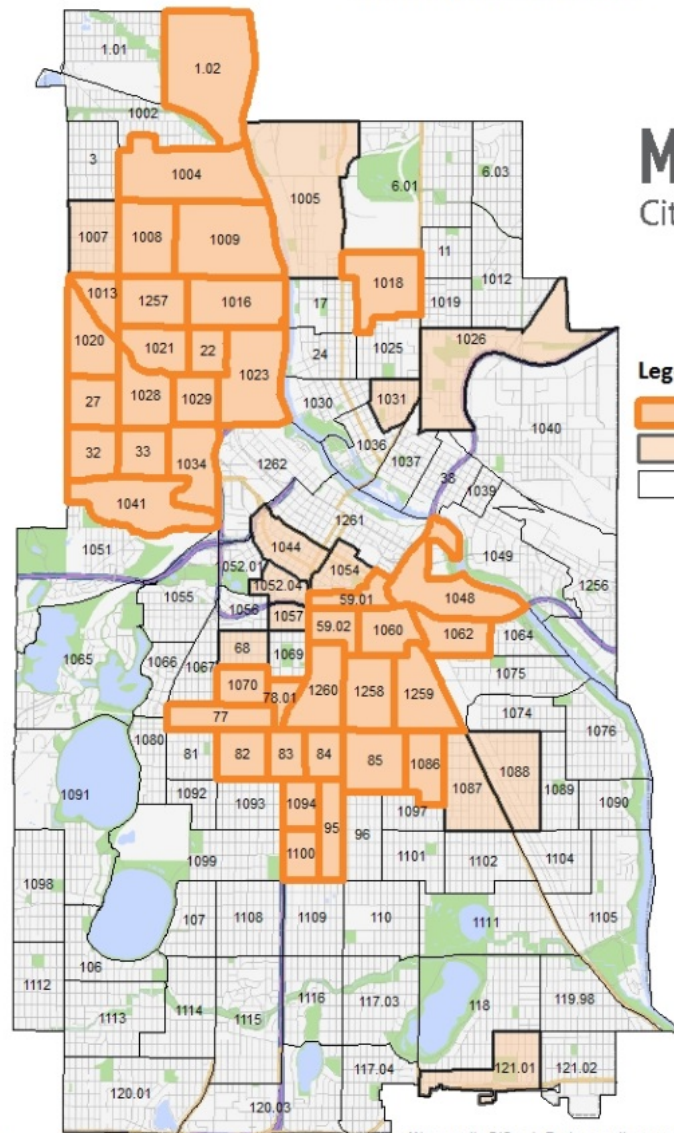
Areas of Concentrated Poverty, Twin Cities metro



Features

- Area of Concentrated Poverty
- Area of Concentrated Poverty where at least half the residents are people of color
- City and Township Boundaries
- County Boundaries
- Minneapolis-Saint Paul International Airport
- Highways
- Lakes and rivers
- Regional parks and trails

Areas of Concentrated Poverty and Areas of Concentrated Poverty - 50% Minority Minneapolis 2011-2015



Legend

- Area of Concentrated Poverty 50%
- Area of Concentrated Poverty
- Census Tracts



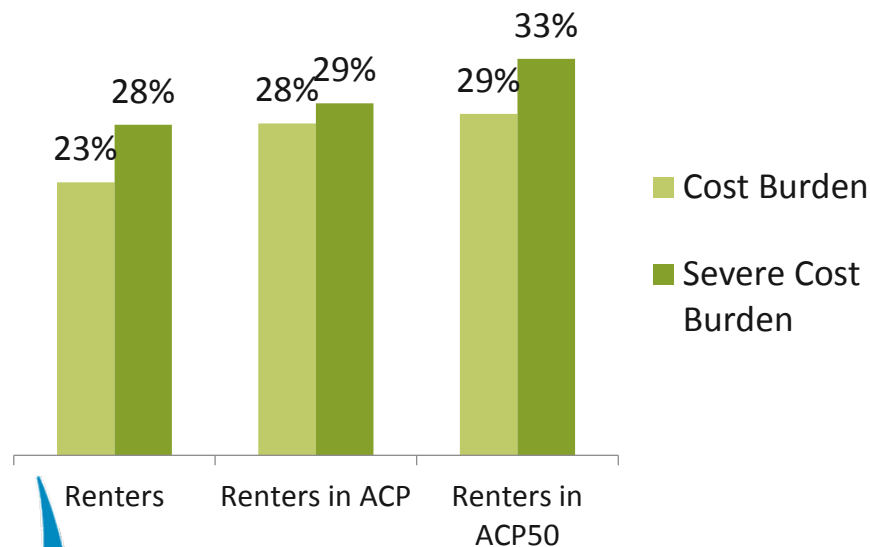
Minneapolis GIS - gis@minneapolismn.gov /
www.minneapolismn.gov/gis

Prepared by CPED-Housing
July 2017

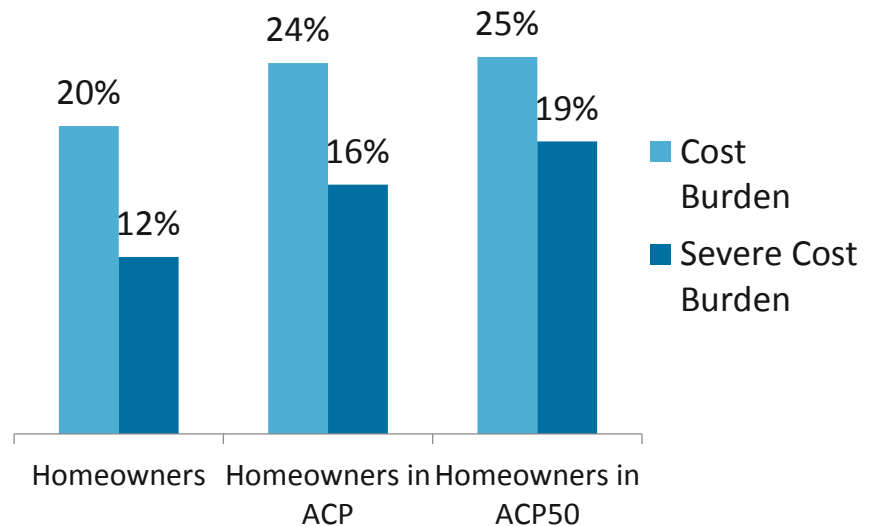
Source: U.S. Census Bureau
American Community Survey Estimates

Cost Burden by Renter/Owner and ACP Status

**Cost burden Rates for Renters
Minneapolis, 2010-2014 Average**



**Cost burden Rates for Homeowners
Minneapolis, 2010-2014 Average**



CURA Shrinking City: Rental

Rental Housing Affordability in Minneapolis Neighborhoods

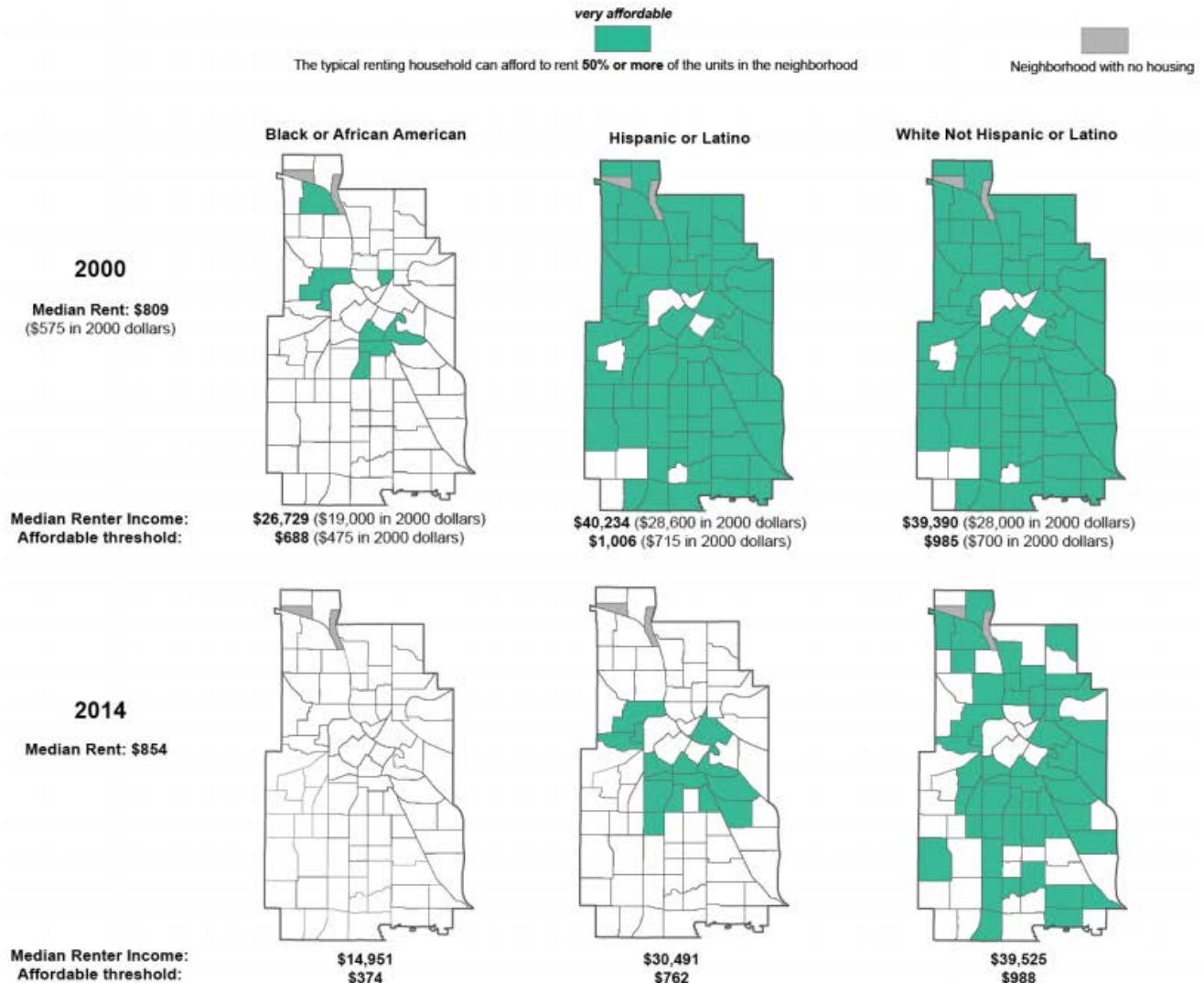
Change in Rental Affordability by Race/Ethnicity 2000 and 2014

Source: Author calculations, 2000 Census, 2010-2014 ACS, 2000 IPUMS, 2010-2014 IPUMS

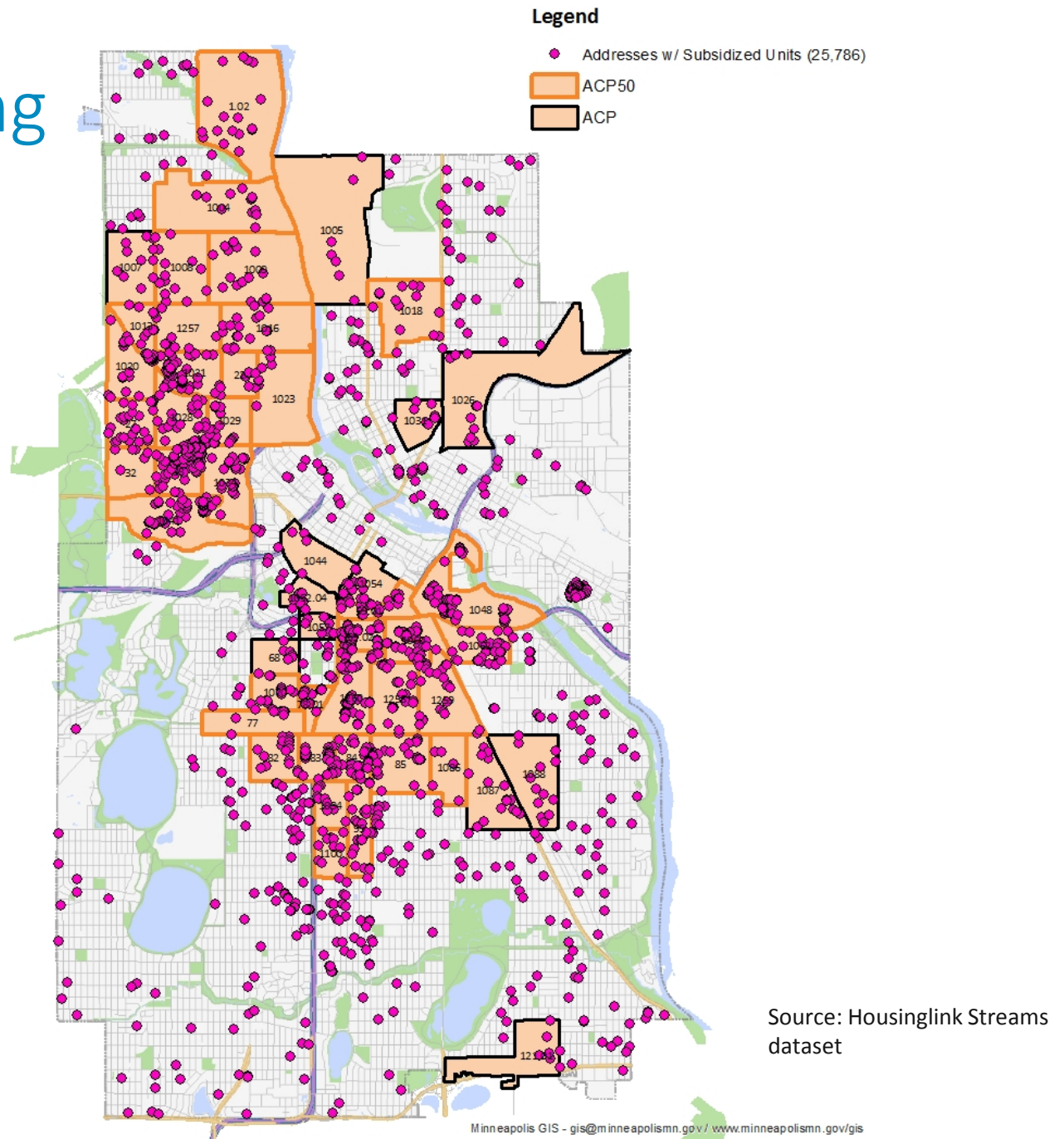
All bolded values adjusted to 2014 dollars

Incomes for households

CURA



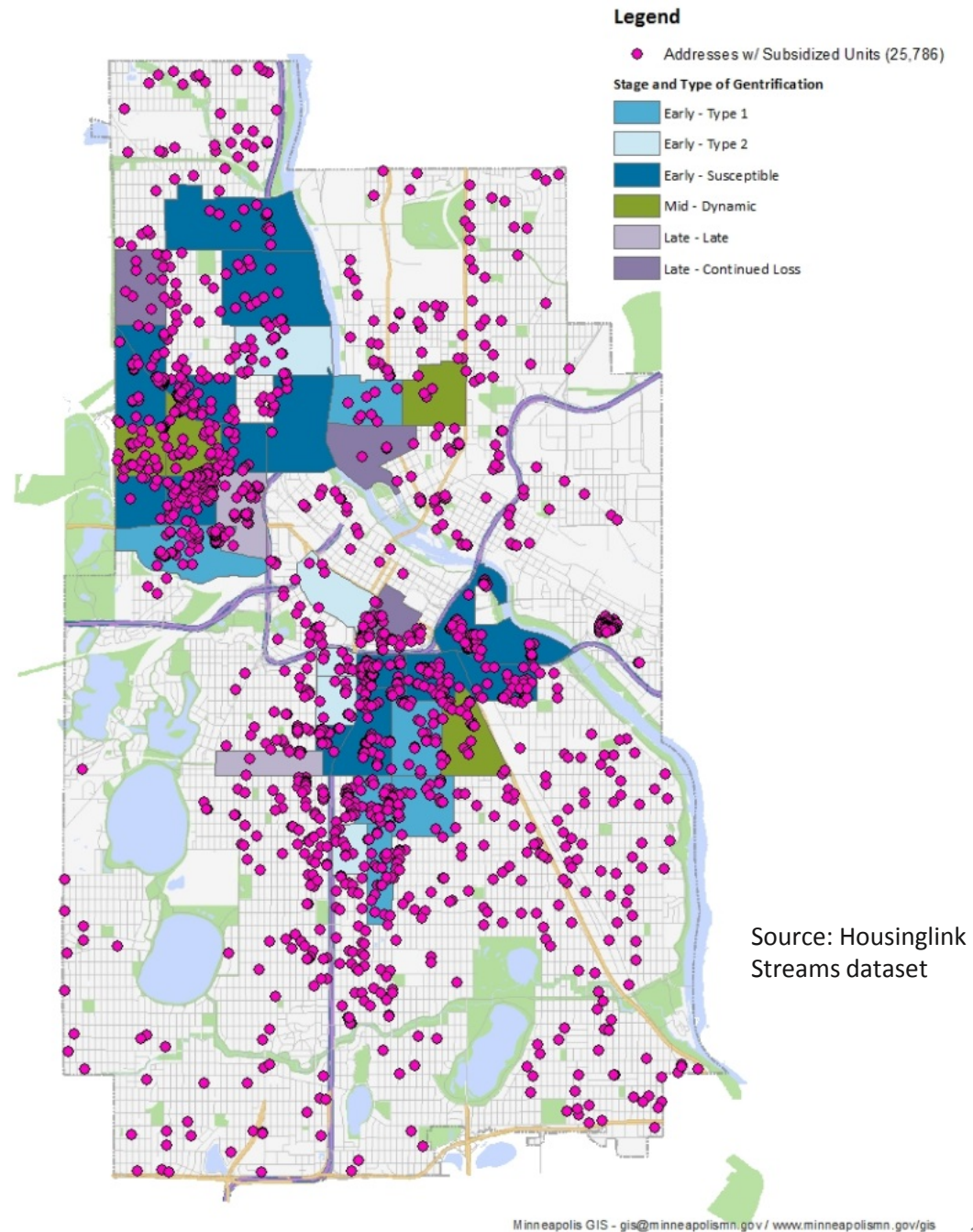
Legally Binding Affordable Housing



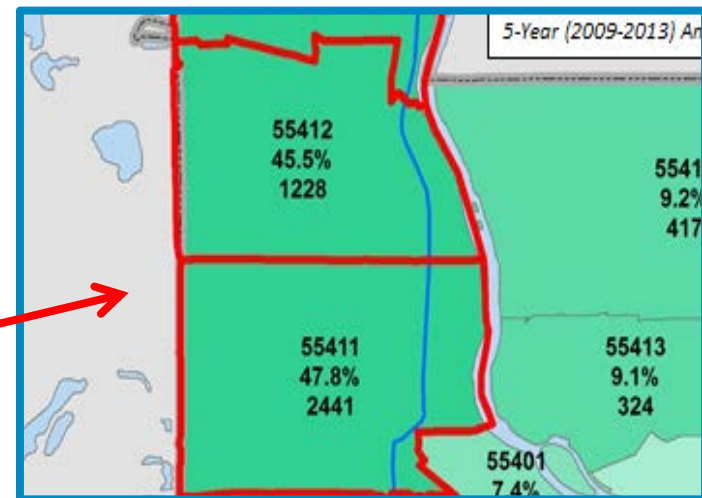
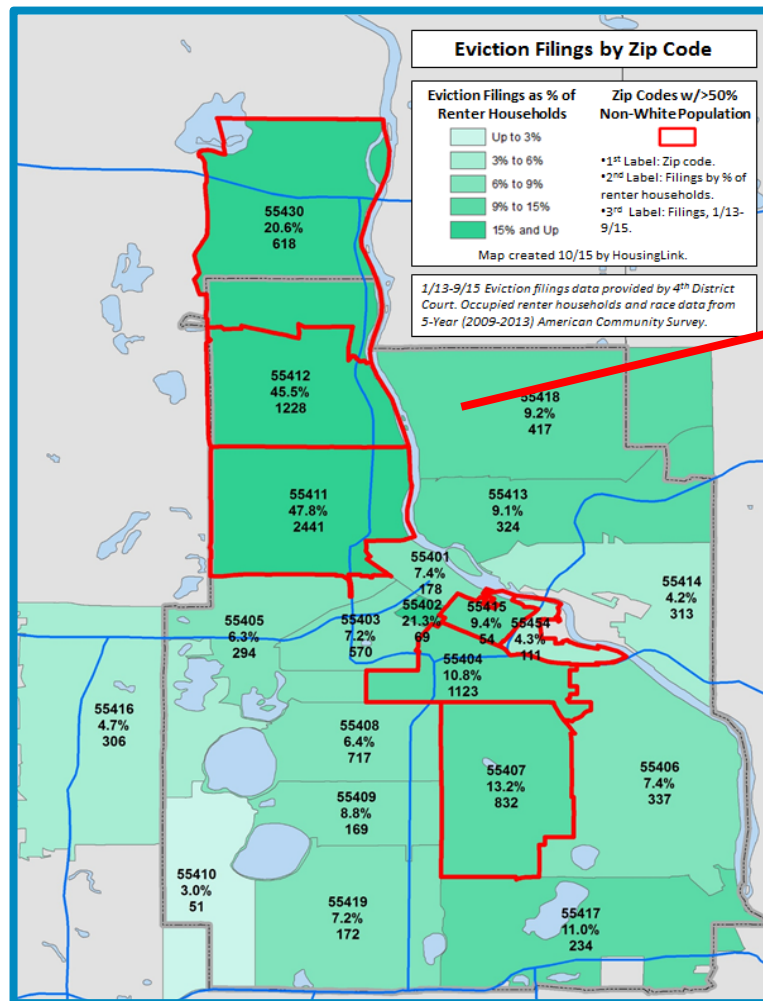
Legally Binding Affordable Housing

Gentrification types (Bates methodology)

- Early stage
 - At risk of gentrification
 - Best opportunities for early intervention (e.g. affordability preservation)
- Mid stage
 - On-going gentrification pressures
 - Opportunities for mitigating displacement despite affordability losses
- Late
 - Housing market is high value, but potential further loss of affordability
 - Has experienced gentrification-related change, but vulnerable populations remain



Evictions



Evictions disproportionately impact low income and minority neighborhoods.

Nearly **half** of renter households in North Minneapolis experienced a filing in the past 3 years.

2/3 of cases end with tenant displacement

Housing Supply in Minneapolis

- Development Pattern influenced by discriminatory practices
 - HOLC Maps
 - Racially Restrictive Covenants
 - Lasting impact on where people of color live
 - Lasting impact on built environment:
 - Distribution of multifamily housing
 - Neighborhoods with more than 70% of housing units are single family
 - Areas where current zoning allows for multifamily
- Overall supply by units and bedroom counts

Lasting impact of discriminatory housing policies on development patterns

- FHA Underwriting Procedures
- Restrictive covenants
- Redlining, discriminatory lending practices
- Development patterns
- Zoning restrictions
- Limited access to GI Bill
- I-94 construction and displacement



Racially Restrictive Covenants

Example Restriction from 1940:

"These premises...shall not at any time be conveyed, mortgaged or leased to any person or persons of Chinese, Japanese, Moorish, Turkish, Negro, Mongolian or African blood or descent."

Warranty Deed, Except Assessments,
Corporation to Individual.

Form No. 8-M.

Miller-Davis Co., Minneapolis, Minn.
Minnesota Uniform Conveyancing Blanks (1931).

This Indenture, Made this 26th day of June, 1940,
between A. G. Bogen Company
a corporation under the laws of the State of Minnesota, party of the first part, and
Harold G. Franzen
of the County of Hennepin and State of Minnesota
party of the second part,

Witnesseth, That the said party of the first part, in consideration of the sum of One-Dollar and other valuable considerations ~~XXXXXXX~~
to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged,
does hereby Grant, Bargain, Sell, and Convey unto the said party of the second part, his
heirs and assigns, Forever, all the tract or parcel of land lying and being in the County of
Hennepin and State of Minnesota, described as follows, to-wit:
Lots Seven (7) and Eight (8), Block One (1), Edgewater on
Nokomis Third Addition, according to the duly recorded plat
thereof, subject to building restrictions hereto attached.

This conveyance is made on the express agreement following, which is to be binding on the grantee his heirs,
executors, administrators and assigns, to-wit:

That when the real estate herein described, or any part thereof, is improved, it is to be by the erection of one and one only
single family one and one-half story or larger residence dwelling on any one lot, the same to cost not less than \$ 5,000.00
exclusive of the real estate, and to be located so that the front line of the front wall of the main foundation placed parallel with
Twelfth Avenue ~~XXXXXXXXXX~~ shall be not nearer than 35 feet to the front lot line; also

a garage not larger than to conveniently contain three automobiles may be constructed at a cost not less than \$ 200.00
and to be placed not nearer than 2 feet to the rear line of the within described property, or said garage may be attached to or be a
part of said residence; it being understood that said garage shall not be used for residence purposes nor shall any temporary
building for residence purposes be placed on any part of said premises.

A story and one-half house as the term is used in the building restrictions herein, means that there must be a second floor
accessible by stairway with adequate area and height for at least one living room.

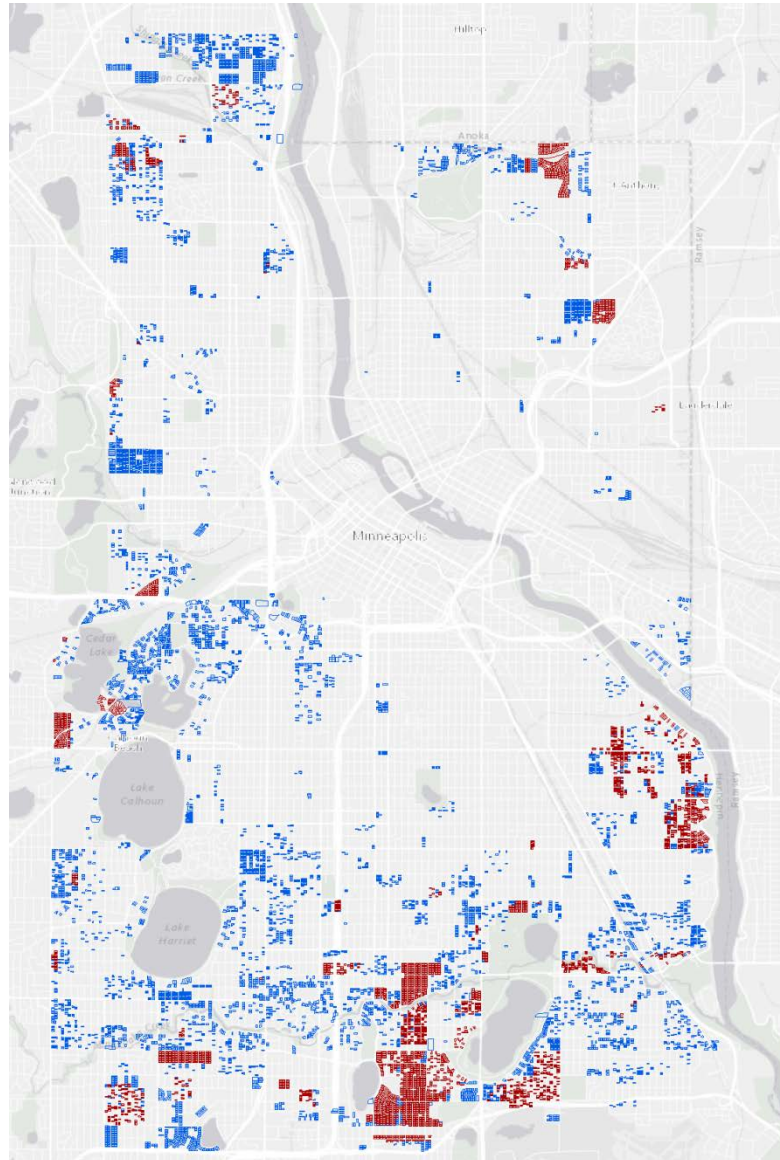
No duplex, apartment, or flat building, shall be erected or placed on said land nor any building thereon to be used for other
than residence purposes for one family. No business, manufacturing industry, hotel, or store, shall be maintained thereon.

It is understood that when building operations are begun on the within described property that all outside construction shall
be completed within four months from date of the commencing of said construction.

It is further stipulated and agreed by and between the parties hereto for themselves, their heirs and assigns, as part of the
consideration hereof, that the within described premises shall not be sold, mortgaged, or leased to or occupied by any person or
persons other than members of the Caucasian race.

It is further agreed between the parties hereto that no sand or gravel shall be taken or removed from the within described
premises except such as may be necessary for the excavation for a basement of the building as herein provided, or for the grading
of such lot to place same in reasonable conformity to the grade of other lots adjoining, at a grade not lower than the established
grade of the sidewalk.

Racially Restrictive Covenants



Only 20% of Minneapolis properties sampled to date

4,500 racial covenants found

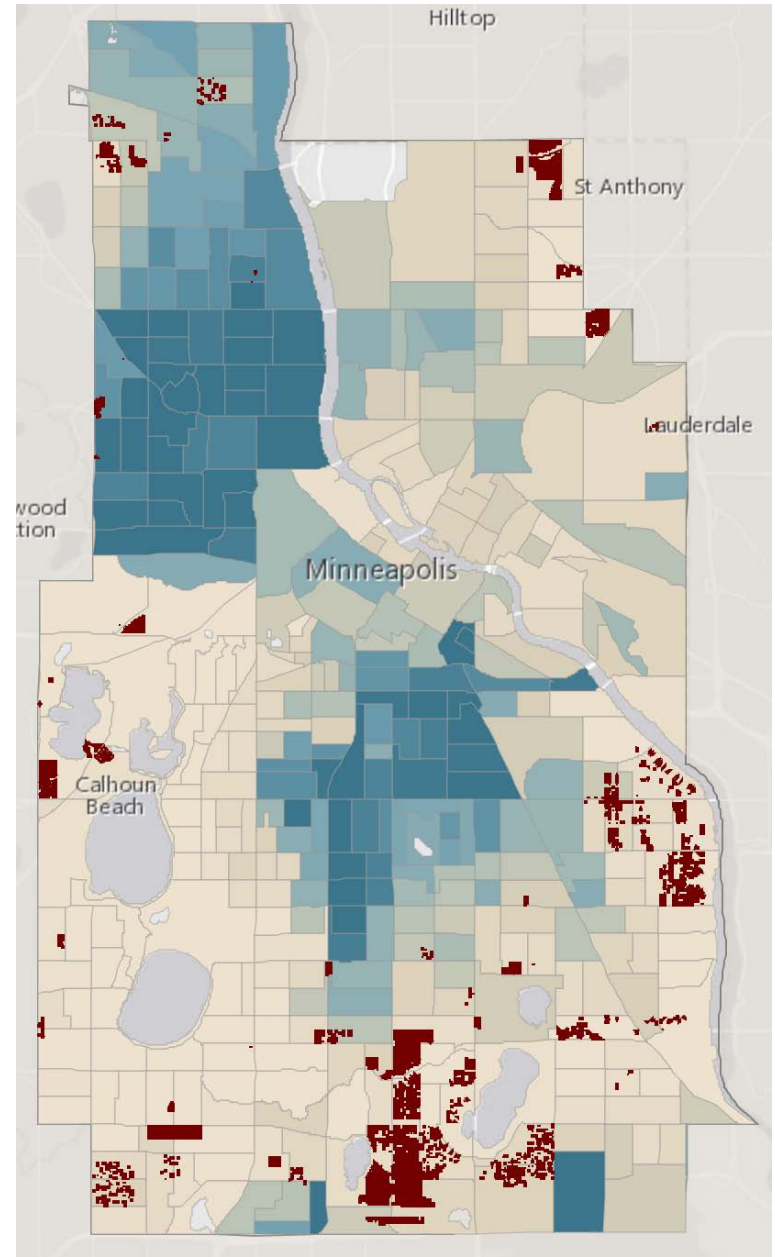
Racial covenants used in Minneapolis from 1910-1968

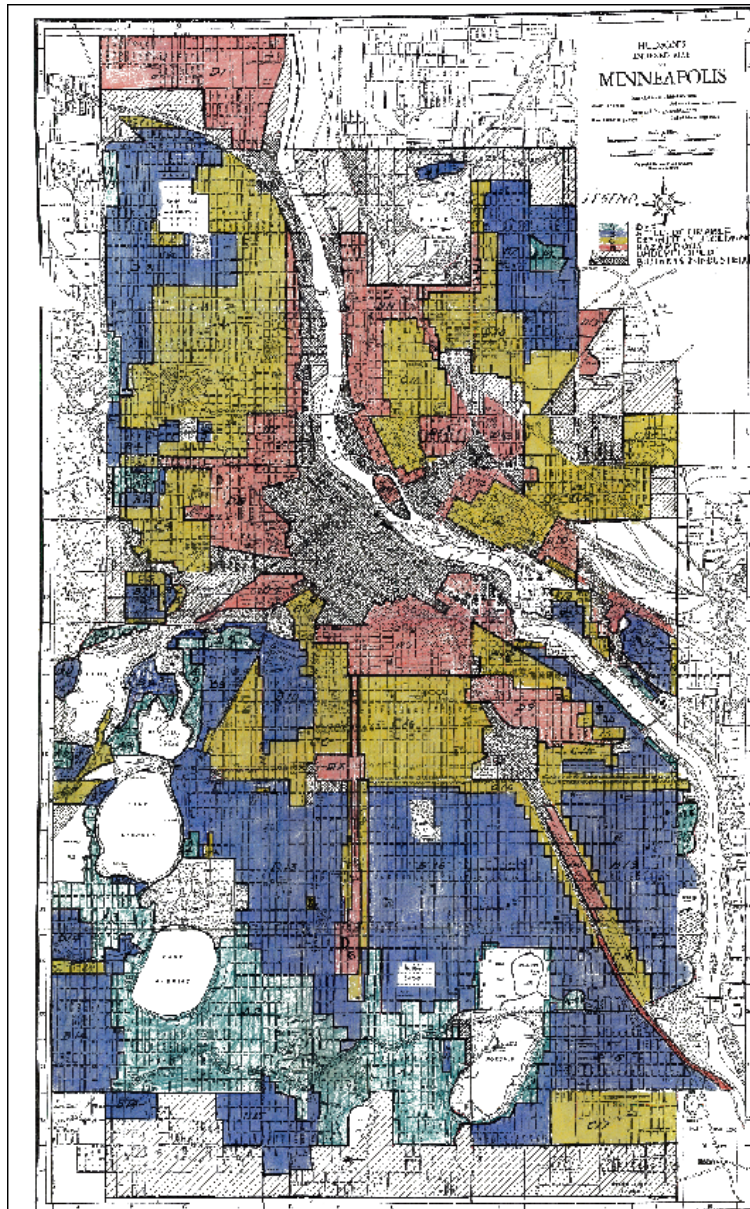
No racially restrictive covenants found

Racially restrictive covenants found

Racially Restrictive Covenants

Areas of historic racial covenants are still primarily white today





1930s Home Owners Loan Corporation Maps

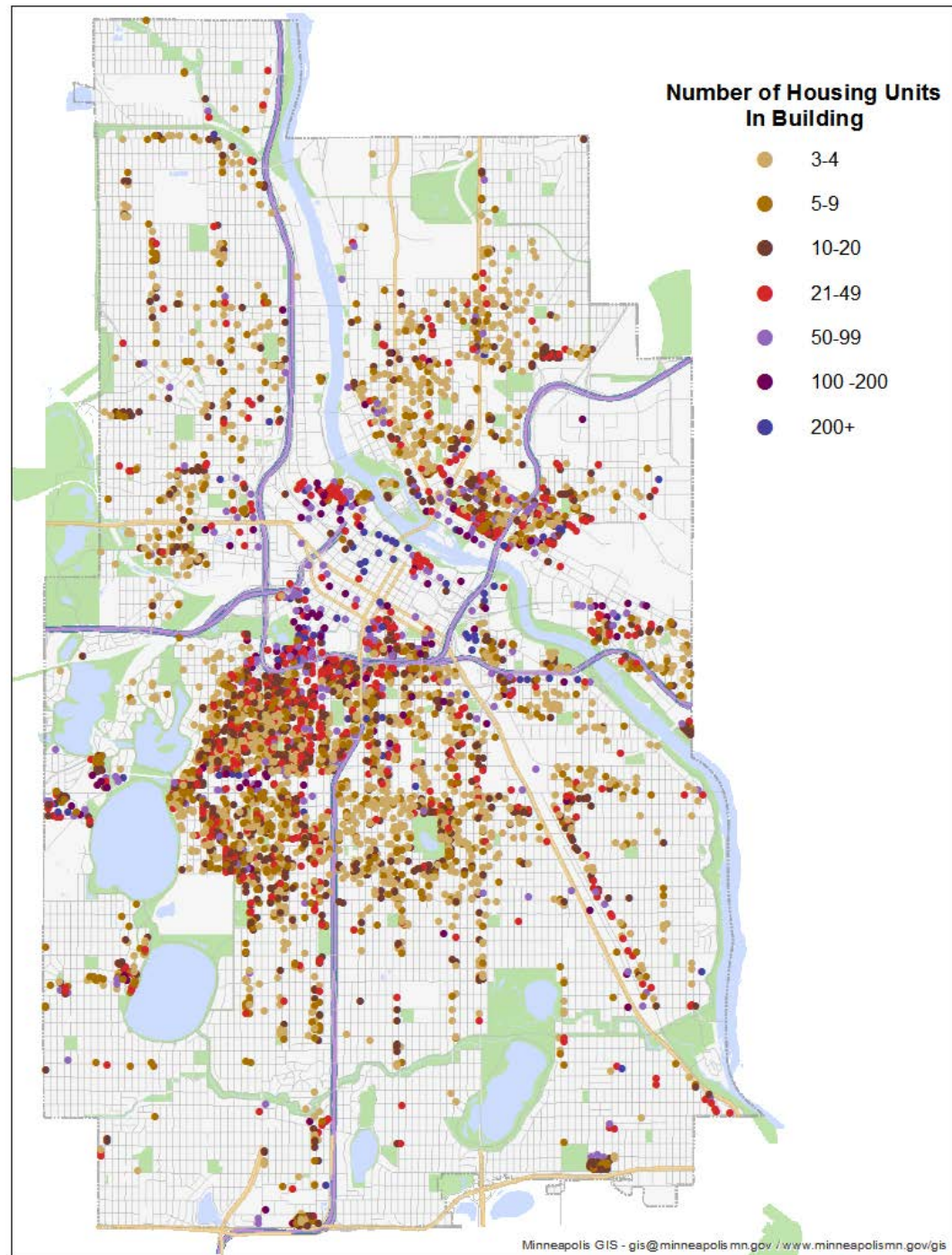
Mapping Inequality:
Redlining in New Deal
America

dsl.richmond.edu/panorama/redlining/



**Map used 1935-1940*

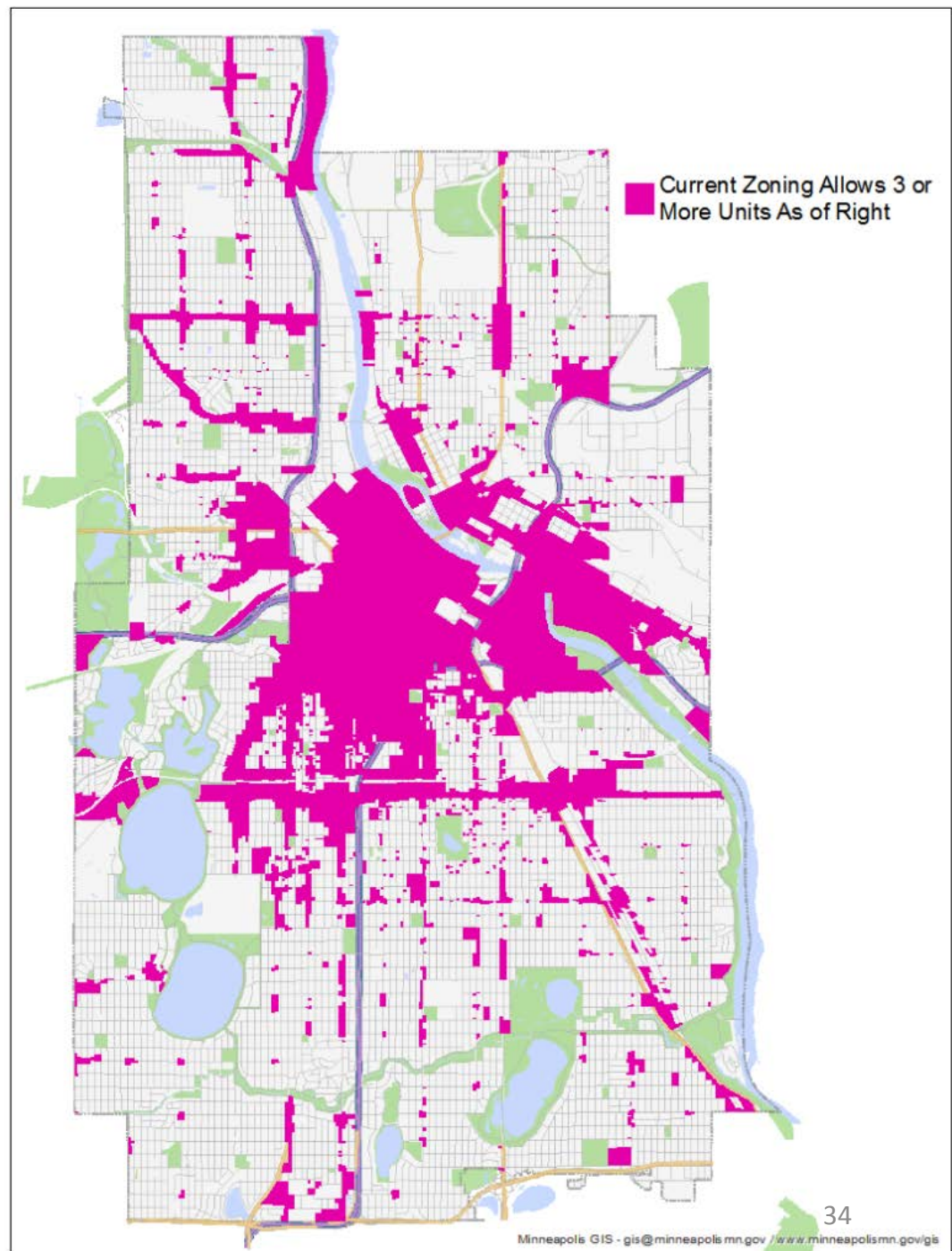
Distribution of Multifamily Housing In Minneapolis



Neighborhoods
where 70% or
more of
housing units
are single
family

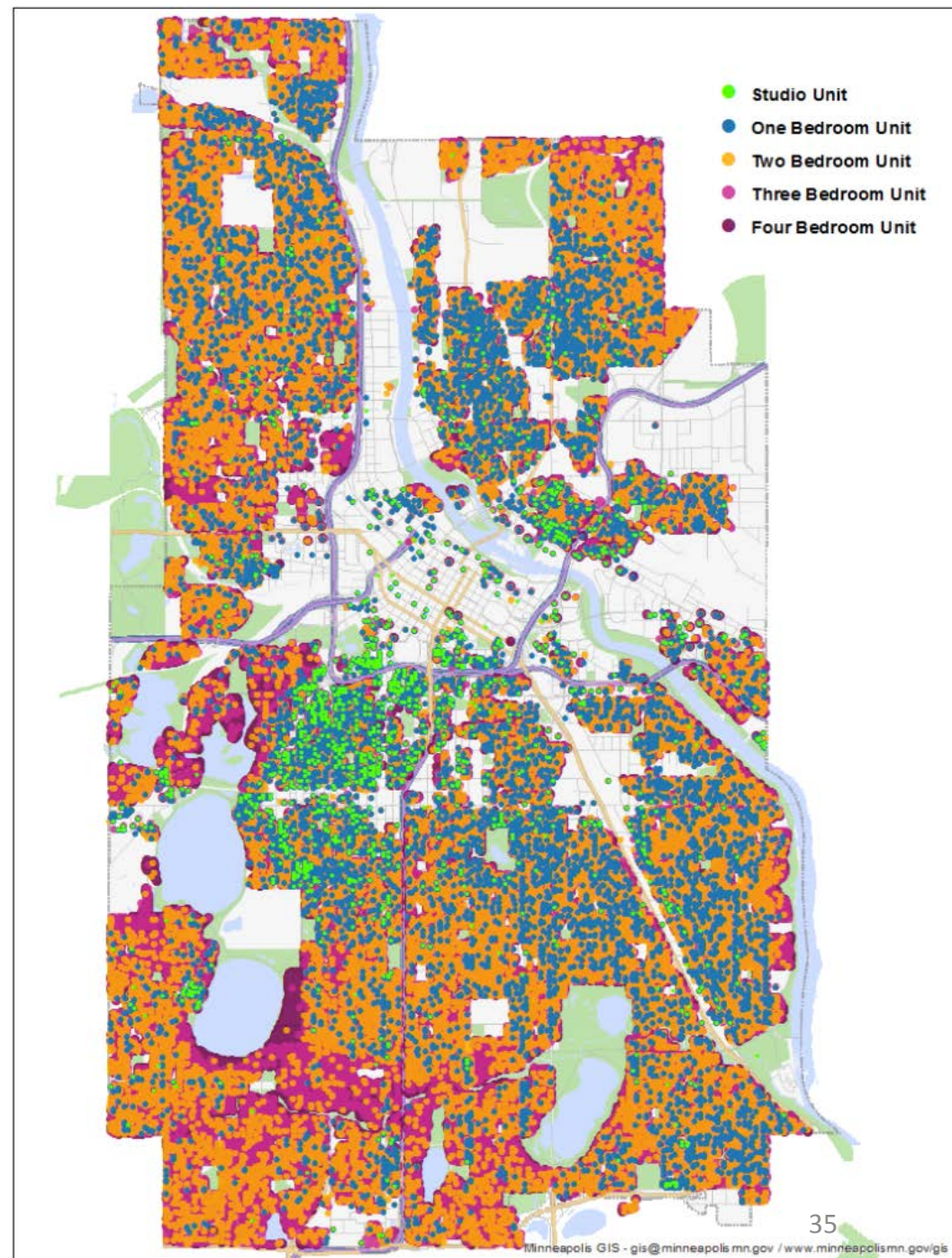


Current
zoning map
highlighting
where a
3 + unit
building
can be built
today

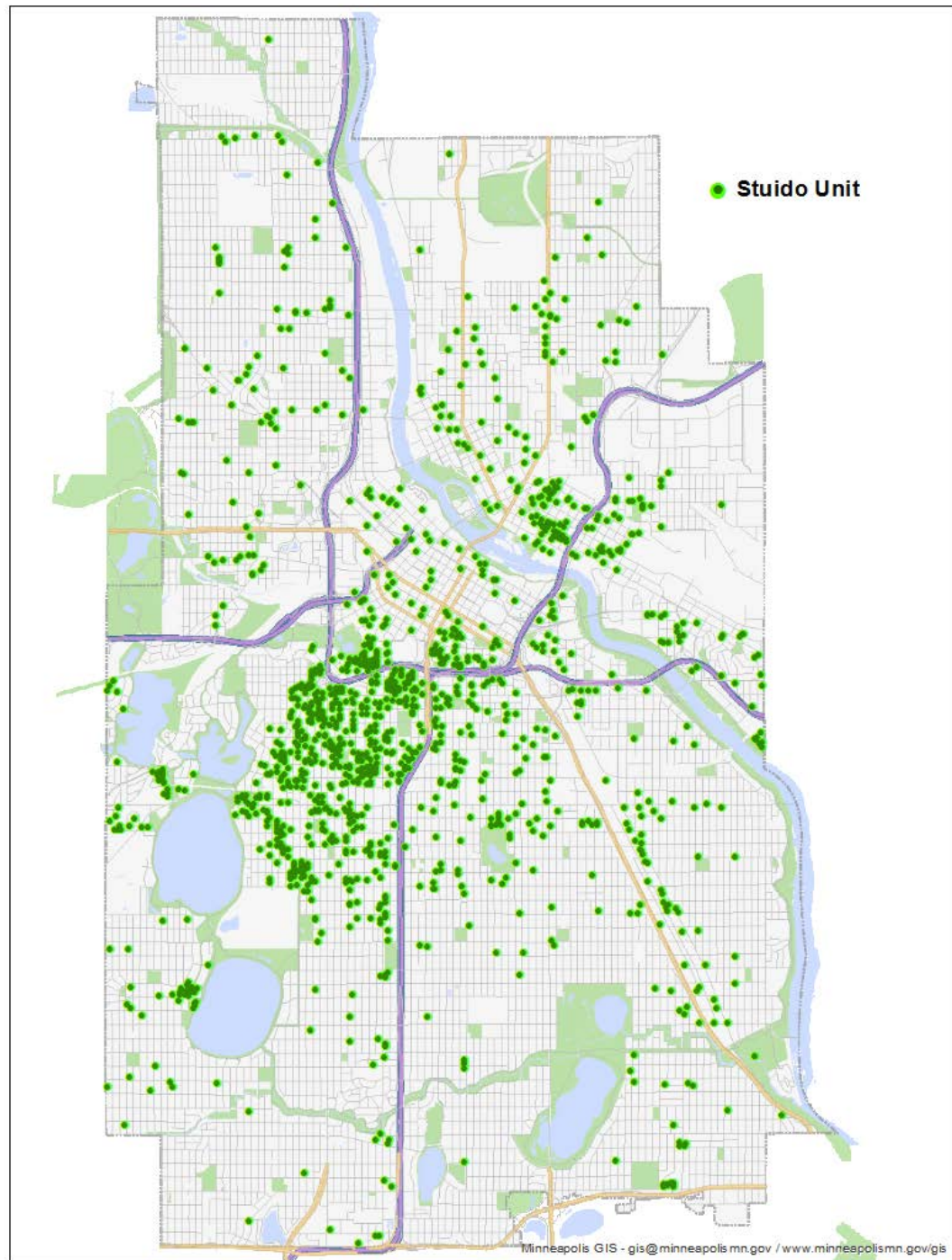


Housing Units & Location

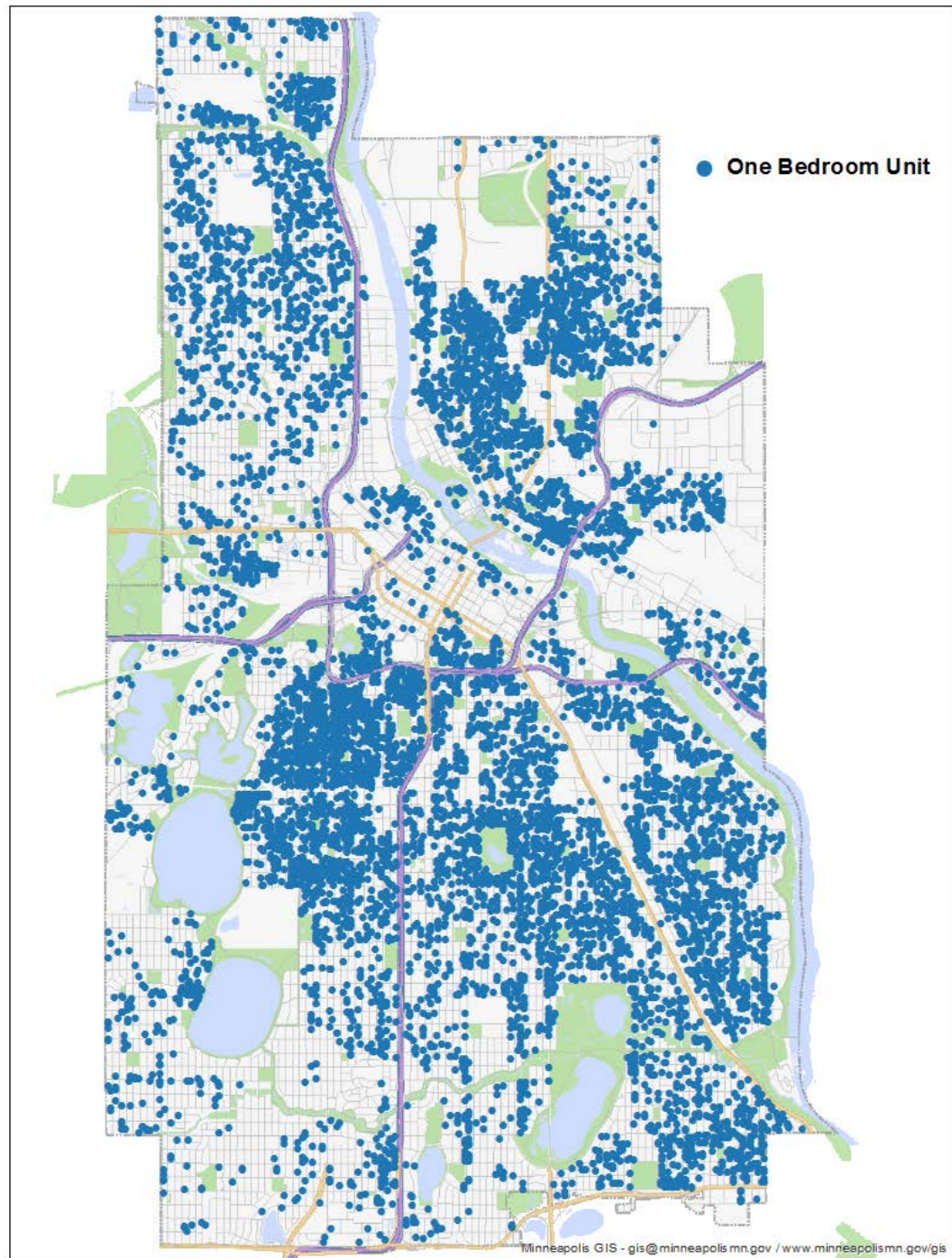
	Total	Single Family	Multi-Family
Studio	12,773	77	12,696
One Bedroom	58,116	2,540	55,576
Two Bedroom	61,028	19,619	41,409
Three Bedroom	44,809	35,746	9,063
4+ Bedroom	20,378	17,248	3,130



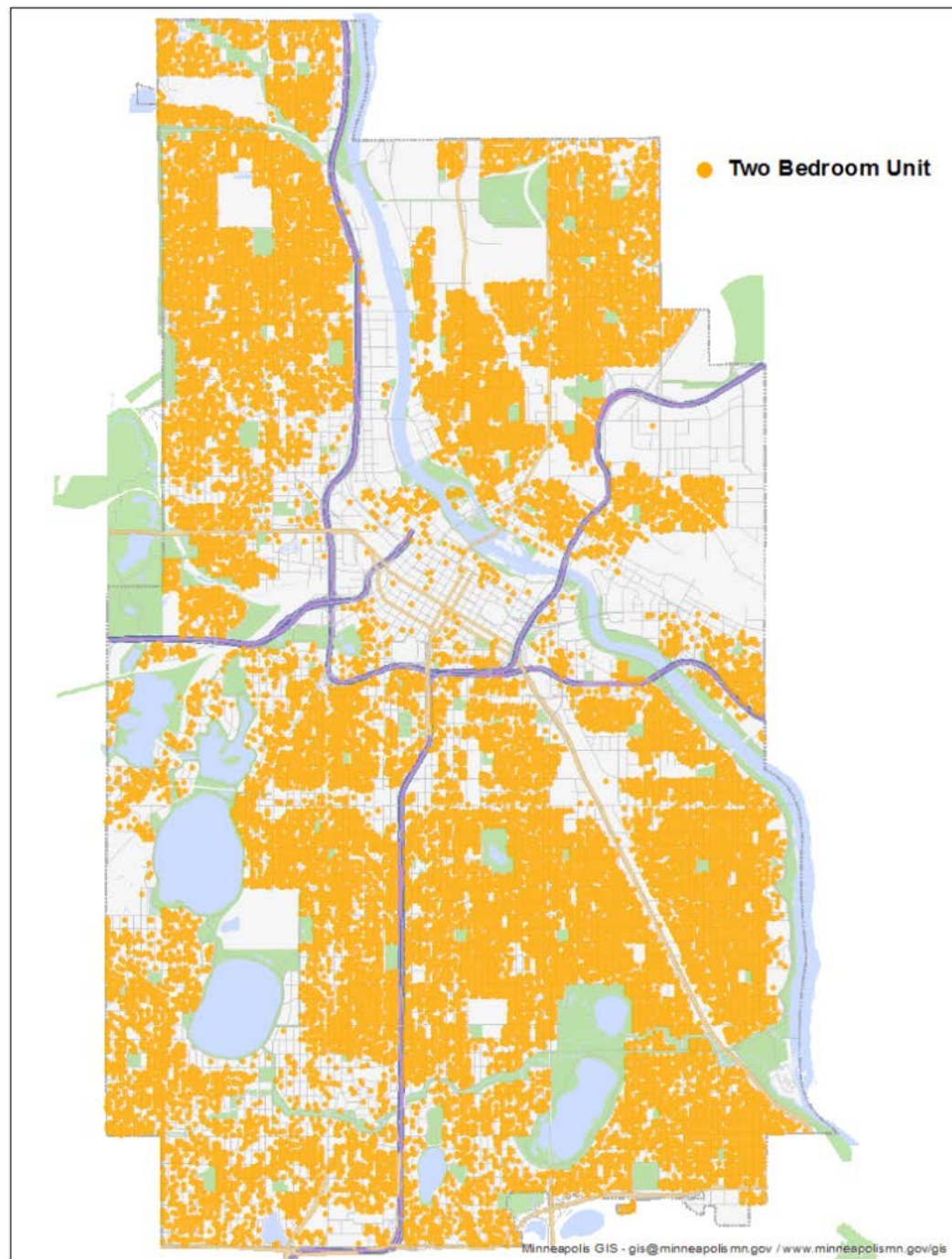
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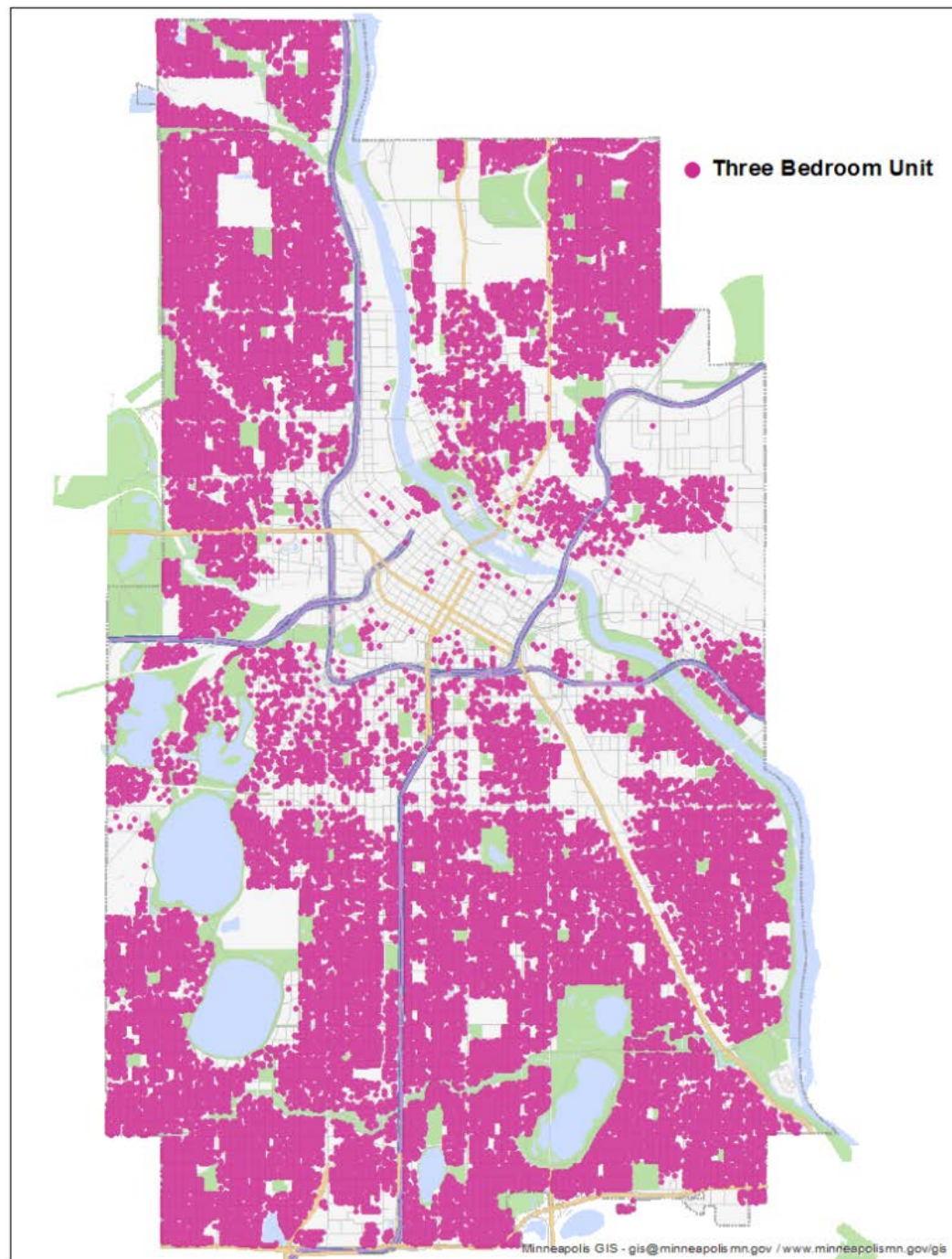
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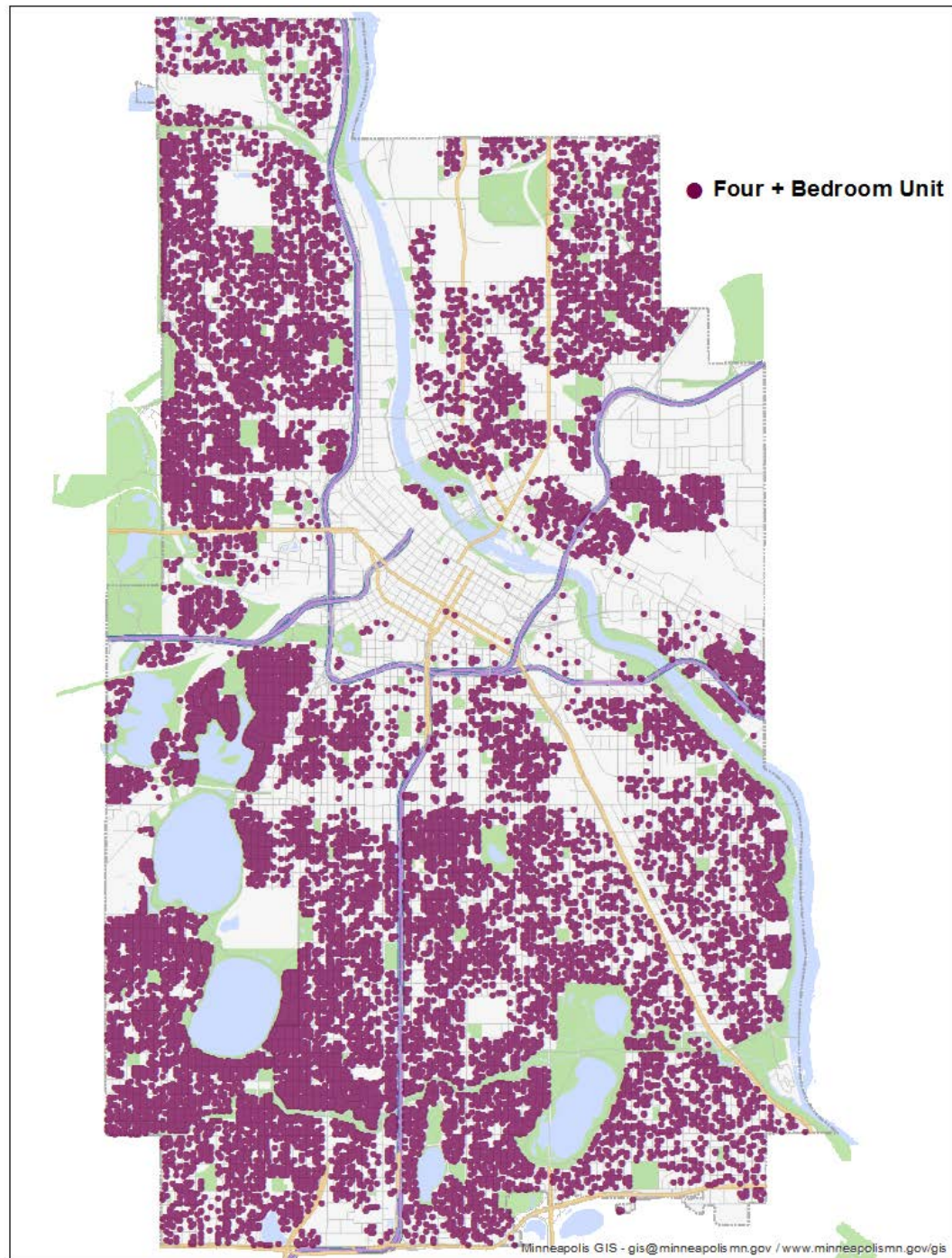
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CITY OF MINNEAPOLIS

Addendum to Analysis of Impediments to Affirmatively Furthering Fair Housing



Link to the AI: www.ramseycounty.us/FHIC

AI Addendum Background

- The Fair Housing Implementation Council (FHIC) is made up of county and city governments that receive federal funds through HUD and are required to “affirmatively further fair housing.”
 - **Includes Counties of Hennepin, Washington, Ramsey, Dakota, Anoka, Carver, and Scott and Cities of Minneapolis, St. Paul, Woodbury, Bloomington, Plymouth, Coon Rapids, Eden Prairie, and Minnetonka**
- A Regional Analysis of Impediments study was prepared for the FHIC in 2014, but became the subject of a complaint to HUD, alleging the analysis and findings to be deficient.
- To resolve the complaint, Minneapolis and Saint Paul entered into Voluntary Compliance Agreements with HUD and the complainants, agreeing to update the study.
- The Addendum builds on the 2014 Regional AI, adding analysis, updating data, and addressing additional fair housing issues.



A New Set of Rules

- HUD issued a regulation in 2015 creating a new model for the local fair housing studies required of its grantees.
- The new format, called an Assessment of Fair Housing, requires analysis of geospatial concepts related to housing such as:
 - Measures of segregation and integration
 - Areas of concentrated poverty
 - Indices reflecting such indicators as quality education, proximity to jobs, and community safety
- The Addendum is informed by the new 2015 regulation and blends many components of this updated model into its update of the 2014 AI.



Elements of Analysis

- Historical Narrative
- Demographic Data
- Housing Market Profile
- Zoning Code Reviews
- Low Income Housing Tax Credit Policies
- Public Housing and Voucher Use Policies
- Maps of Subsidized Housing Locations
- Effects of Gentrification and Displacement



AI Addendum Status and Implications

- Submitted to HUD by June 15, 2017 deadline
- HUD determined AI Addendum meets the requirements of the VCA
- Future Implications:
 - Take meaningful action to overcome the impediments identified
 - Housing finance and community development tools
 - City wide coordination: comprehensive plan, planning and zoning, city investments, etc.; re: impact of policies, programs, and investment on fair housing choice
 - Coordination with other agencies: MPHA, Hennepin County, Minneapolis Public Schools, Metropolitan Council, etc.
 - Expectation of robust community engagement



AFFH Defined

Affirmatively Further Fair Housing - The duty to Affirmatively Further Fair Housing:

“taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics”

This means actions that:

- Address disparities in housing need and access to opportunity
- Replace segregated living patterns with integrated and balanced living patterns
- Improve access to opportunity in areas of concentrated poverty where a majority of residents are people of color
- Foster and maintain compliance with civil rights and fair housing laws



Historical Narrative

- Minneapolis credited 1st major city to enact a fair housing ordinance; TC schools most integrated in U.S. through mid-1990s
- Sustained patterns of residential racial segregation
- Lasting impact of discriminatory housing policies:
 - Restrictive covenants
 - Zoning restrictions
 - Limited access to GI Bill
 - Redlining, discriminatory lending practices
 - I-94 construction and displacement
- Hollman v. Cisneros 1995 Consent Decree
 - Demolition and redevelopment of 770 public housing units



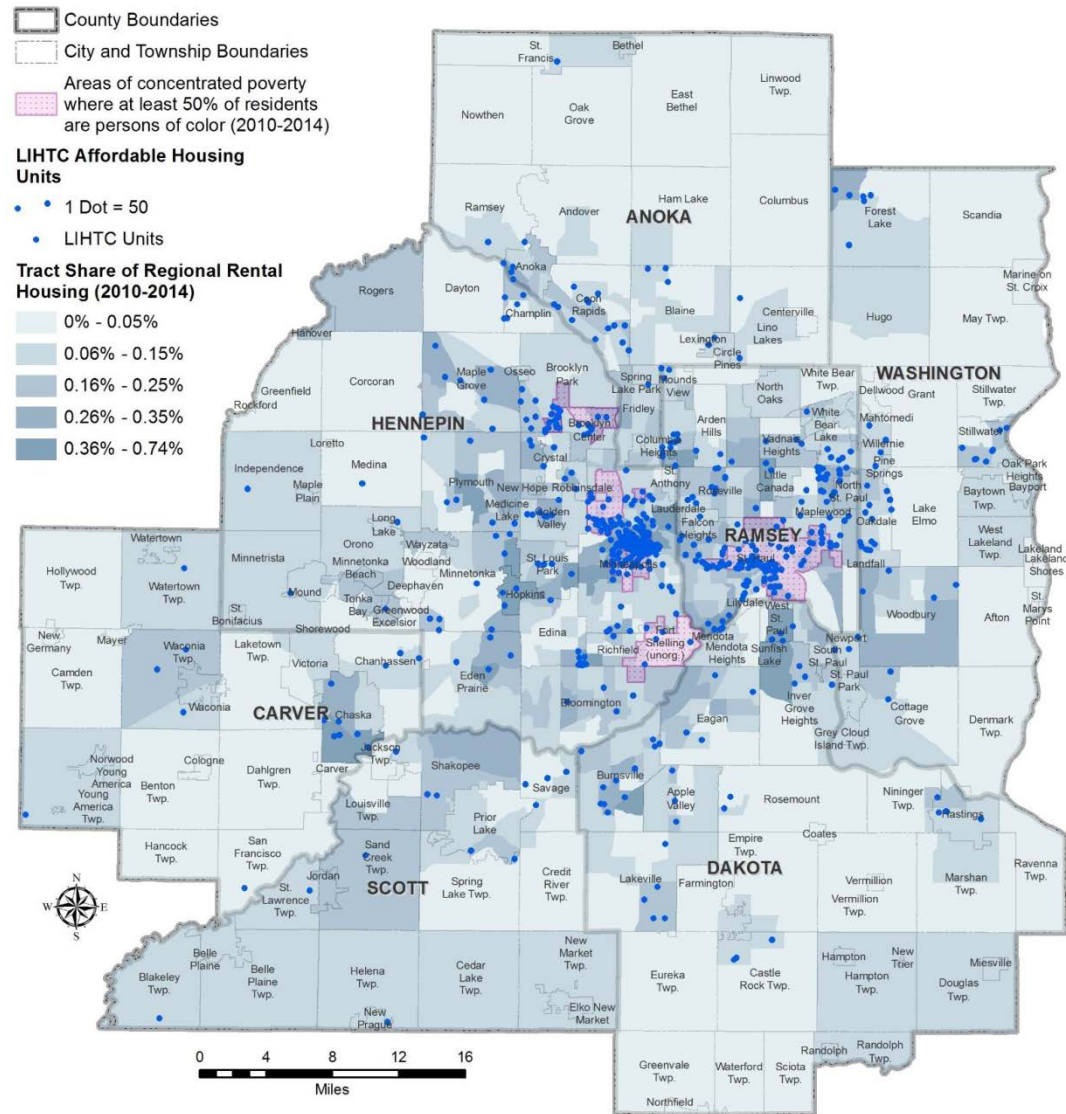
Zoning Code Reviews

- Zoning Assessment – Low, Medium and High Risk for possible impediment to fair housing choice
 - Low risk (affirmative action that intentionally promotes and/or protects affordable housing and fair housing choice) score on **Exclusionary Zoning, Multifamily Units, Alternative Housing Units** – specific mention of best practices:
 - Multifamily housing by right
 - Minimum lot size
 - ADU ordinance
 - Modular homes
 - Reduced parking near transit
 - Medium risk score related to **inclusionary zoning incentives**
 - Density bonus, housing policy
 - High risk score related to **“family” definition and design & performance guidelines**
 - High minimum points, outdoor play areas for children
 - Occupancy – no more than 3 unrelated persons, intentional communities burdensome to residents and city

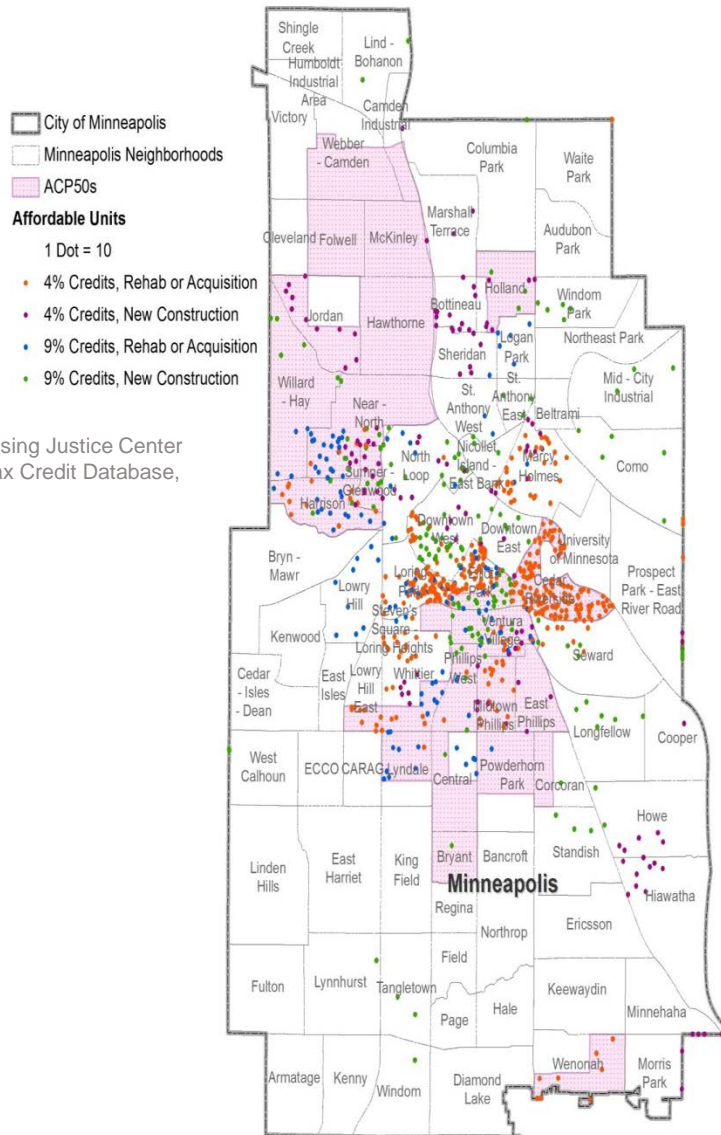


Regional Distribution of LIHTC Developments

- 32,705 affordable units at 515 properties
- 55.5% in MPLS/STP
- 40% of renters in region live in MPLS/STP



MPLS Distribution of LIHTC Developments



Source: Analysis of Housing Justice Center Low Income Housing Tax Credit Database, December 2016

- 9% LIHTC Awards:
 - 60% in (what is now) ACP50
 - 37.3% for new construction only
 - Share dropped significantly in last 10 years:
 - 48.1% 1998-2007
 - 17.1% 2008-2017
- 4% LIHTC Awards:
 - 68.7% rehab/preservation
 - 41.8% new construction

Fair Housing Issues Identified

1. There is a need for expanded distribution of affordable housing across the region
2. Regulations, policies, and funding availability impacts levels of publicly-subsidized and private-market affordable housing development across the region
3. Access to homeownership, rental housing, and housing programs is reduced for some racial and ethnic groups
4. Fair housing enforcement and education is a continuing need



Fair Housing Issues Identified

5. How residents value neighborhoods and housing is multifaceted
6. Residential patterns reflect segregation and differing access to opportunity factors by race and ethnicity
7. Areas of concentrated poverty require coordinated place-based investment to increase opportunity for residents
8. Displacement due to gentrification and neighborhood change causes a loss of affordable housing and limits fair housing choice



A Balanced Approach to Fair Housing

- Prioritize new construction of affordable housing, both regionally and within jurisdictions, in areas with access to **opportunity**, as defined through a community engagement process, that may include, but are not limited to, quality schools, transportation, economic opportunity, and other public resources.
- Prioritize preservation and new construction of affordable housing where **gentrification** is believed to be occurring



A Balanced Approach to Fair Housing

- New construction of affordable units in areas of concentrated poverty, and particularly in areas of concentrated poverty where 50% or more of the residents are people of color, should be considered only as part of **a comprehensive community investment strategy to address targeted community housing needs**. Preservation of existing affordable housing in these areas should be prioritized over new construction.
- **Enforcement of fair housing laws** and efforts to **prevent housing discrimination** are key to opening up a variety of housing options throughout the region in areas of all types of opportunity.



Goals

1. Improve Opportunities for Mobility within the Region
2. Reduce Resident Displacement
3. Increase Access to Homeownership
4. Expand Funding for Affordable Housing
5. Improve Fair and Affordable Housing Planning
6. Expand Locations of Affordable Housing
7. Institute Effective and Meaningful Community Engagement
8. Invest in Place-Based Community Improvements
9. Support Multicultural Housing Needs
10. Support Residents' Fair Housing Rights



Recommendations

- List of 54 specific recommendations
- City **is not** required to adopt any of the specific recommendations contained in the Addendum. The City **is** required by the VCA to **examine its land use and zoning policies**, including the administration of its **LIHTC programs** in light of the Addendum's findings, and to take appropriate actions to ensure that said policies affirmatively further fair housing.
- All FHIC participants are required to take meaningful action to overcome the impediments identified in the Addendum



Goal 1: Improve Opportunities for Mobility within the Region

Recommendation: Expand Housing Choice Voucher (HCV) choice

Work Underway

Non-discrimination ordinance

Landlord incentive fund

Improve monitoring of HCV acceptance in housing with City financing

Request end of year report from MPHA on advancement of recommendations from best practices report; progress made to date:

- Scheduling unit inspections within 24 hours
- Electronic submission of paperwork via email or text
- Authorize payment of MPHA rent portion day unit passes inspection
- Initiated analysis of submarket rent structure
- Participation in regional housing initiative to pool and project base voucher

Strategically acquire affordable housing site (54th and Riverview Rd.)

Goal 2: Reduce Resident Displacement

Recommendation:

- Research and evaluate policy initiatives aimed at maintaining tenant occupancy and affordability
- Develop policy and tools to preserve and rehab existing housing

Work Underway

Research in evictions, advance notice policies and expanded use of the Tenant Remedies Action

Housing Court Pilot Project (Hennepin Co, Housing Court, philanthropy)

Legislative policy position: support funding and policy that would help reduce evictions filed due to non-payment of rent

Advance Notice ordinance (introduced)

AHTF changes to allow NOAH preservation requests on pipeline basis

2018 budget proposal: acquisition and funding for properties in need of immediate repairs

2018 budget proposal: funding for tenant hotline (information and referral) and legal services to enforce tenant rights

Goal 3: Increase Access to Homeownership

Recommendation: strategies to address disparity rate between white and people of color households

Work Underway

Homeownership Opportunity Minneapolis (HOM) \$100,000 in grants to support homeownership and financial literacy capacity building in community based organizations

HOM \$500,000 in up to \$7,500 of entry cost assistance for households completing homeownership capacity building

Participant in regional Homeownership Opportunity Alliance

\$1.5M funding for Minneapolis Homes build (\$800,000 from MHFA and Hennepin County)

2017 expanded support for CLT and long term affordability models

Supports LISC-led initiative to create information material on Sharia compliant loan products



Goal 3: Increase Access to Homeownership

Work Underway

\$800,000 in homeowner rehabilitation and \$100,000 in foreclosure prevention counseling to help low income households remain successful in homeownership

Supports MN Homeownership Center (HOC). HOC ensures homeownership advisors are trained in Fair Housing, consumer protection and scam avoidance, identifying and reporting predatory.

Acquires vacant boarded properties for rehabilitation and sale to owner occupant with homebuyer assistance

Work to Do

Research, support innovative models, such as lease to purchase programs

Support regional HOA 2017-2018 “Inspire to Try” campaign

Consider expansion of homeownership options, long term affordability, homeownership capacity building, and strategies to acquire and improve privately owned vacant and boarded homes.

Goal 4: Expand Affordable Housing Funding

Recommendation: supplement LIHTC and federal funding with local, regional, state funding for affordable housing production and preservation

Work Underway

City supporting member of Homes for All Coalition

\$12 M of local funds for affordable housing (in addition to \$8.9 M federal funds) (2017 budget)

\$1.5 M for NOAH Preservation Fund to leverage and support GMHF NOAH Impact Fund

Extend period of affordability from 15 years to 20 or 30 years

Work to Do

Campaign strategy under development by Minnesota Housing Partnership

Develop long term affordability models for home ownership

Goal 5: Improve Fair and Affordable Housing Planning

Recommendation: develop capacity at the local level through technical assistance and plan review, training on fair housing implications of local policy and investment decisions, advance analysis of zoning and gentrification, expand opportunities for stakeholder participation

Work Underway

CURA, Federal Reserve Research on gentrification

Housing Justice Center developed database on current location of LIHTC units; practice in place to continue

FHIC creating ongoing advisory counsel, expanding community participation

Work to Do

Develop and deliver fair housing education and training program for elected officials and staff focused on concepts such as disparate impact and impact of infrastructure and other investments on fair housing choice (work with FHIC, ULI RCM)

Goal 6: Expand Locations of Affordable Housing

Recommendation: employ or modify zoning code and regulatory tools to reduce impediments to affordable housing development

Work Underway

Affordable housing policy applies to all city assisted housing

Implements the following recommendations from MN Challenge to reduce cost of affordable housing

- Support appropriate density
- Contribute to local financial resources
- Identify and acquire sites
- Reduce parking requirements
- Waive or reduce fees (park dedication fee waived for affordable housing units)
- Consider manufactured or modular housing
- Be open to all affordable housing developments
- Adopt inclusionary housing and/or mixed income policies
- Address opposition

Goal 6: Expand Locations of Affordable Housing

Work Underway

Completed feasibility analysis on inclusionary housing

Density bonus (not well used)

Occupancy changes proposed (Introduced)

Comprehensive plan considering locations for multifamily housing

Work to Do

Reconfigure density bonus

Strengthen inclusionary housing policy: mixed income policy statement, planning and zoning approval and other incentives

Consider impact of design, building material requirements on affordable housing goals; consider revision to reduce negative impact

Consider streamlining administrative process

Goal 7: Institute Effective and Meaningful Community Engagement

Recommendation: allocate resources to fund effective, culturally-appropriate community engagement around housing issues

Work Underway

\$30,000 funded by City to support engagement in the AI Addendum process

A suite of engagement methods developed and activated for the *Minneapolis 2040* planning process



Goal 7: Institute Effective and Meaningful Community Engagement

Recommendation: allocate resources to fund effective, culturally-appropriate community engagement around housing issues

Work to Do

Explore options for amplifying community voices in planning decisions

Enhance engagements with communities of color regarding available housing programs and needs.

Develop tenant training programs (high school students and immigrant populations)

Improve coordination with school districts. Consider impacts of affordable housing development and public sector investments on segregation or integration of affected schools

Goal 8: Invest in Place-Based Community Improvements

Recommendation: focus investments in communities affected by poverty to enhance the physical environment, increase opportunities available to residents, build human capital of community residents

Work Underway

The Minneapolis Promise Zone (MPZ) plan is a comprehensive, community-driven revitalization strategy that builds on and aligns numerous initiatives to address the persistent unemployment, crime, housing blight, and poor educational outcomes that affect neighborhoods in North Minneapolis.

CPED divisions target resources that most need, and would benefit from, interventions and investments.

Employment and training focus on three identified geographies: Northside, Southside, Cedar Riverside

Build Leaders, MSP Techhire, Pathways to Justice Careers for Youth

Great Streets program invests in City's commercial districts including "Intervene" areas of economic challenge

Goal 8: Invest in Place-Based Community Improvements

Recommendation: focus investments in communities affected by poverty to enhance the physical environment, increase opportunities available to residents, build human capital of community residents

Work Underway

Near North Strategic Framework establishes policies for infrastructure improvement and connectivity, tied to community and economic development goals

Green Homes North, Minneapolis Homes, Homeowner Rehabilitation programs to support high quality, affordable homeownership; new investment in high quality affordable rental housing

Great Streets program invests in City's commercial districts including "Intervene" areas of economic challenge

Work to Do

Continue to use data and research to inform policy and investment

Expand partnerships within community and organizations

Goal 9: Support Multicultural Housing Needs

Recommendation: Work closely with existing ethnic and cultural organizations to reach and interact with ethnic and cultural diverse populations in appropriate ways.

Work Underway

ADU ordinance, duplex minimum lot size, funding policy and selection points for both rental and homeownership projects serve large, multigenerational families

Work to Do

Explore partnerships to disseminate fair housing information and resources to undocumented residents through existing organizations that have earned the trust of the communities they serve



Goal: 10 Support Residents' Fair Housing Rights

Recommendation: Work to prevent housing discrimination by supporting existing organizations that provide fair housing education and enforcement, strengthen affirmative marketing requirements, and mitigate displacement that may occur as a result of code enforcement.

Work Underway

Regulatory Services proposes 2 new FTE in 2018 budget for inspectors intended to work with tenants on habitability and safety concerns

City funds annual \$33,150 for Mid-Minnesota Legal Aid Housing Discrimination Law Project

City funds fair housing testing through FHIC

City revised affirmative marketing requirements and monitoring

Work to Do

Monitor and provide financial support for the efforts of existing community-based organizations in offering fair housing education in culturally appropriate ways to non-English speaking communities (e.g. "What to do if you're facing eviction")

Discussion

